

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, January 4, 1966

Meeting was called to order by Vice-President Oliver at 1:35 P.M.

ROLL CALL

Present: Commissioner Blackall, Clapp, Oliver, Patterson—4.

Absent: Commissioner Owen—1.

COMMUNICATIONS

1. Letter from Mr. William O. Prine offering architectural services.
2. Letter from Mr. F. E. Wigin offering architectural services.
3. Letter from Mrs. Marie C. McGuire approving program reservation.

REPORT OF DIRECTOR

1. Leasing Application completed and mailed.
2. Size of Urban Renewal property discussed. Site not too small (as newspaper article indicated)—building capacity and size can be adjusted. Director talked with Chicago P.H.A. office concerning it.
3. Discussion of Site Map and some possible locations. Each Commissioner will receive added site material and there will be site inspections and tours in the future.
4. Election of officers will be held at the earliest possible meeting when all Commissioners are present.

COMMITTEE REPORTS

Commissioner Oliver reported on the numerous leasing forms obtained from various sources which she had evaluated and compared. The form obtained from the Saginaw Commission seemed (with some changes) to be the most feasible to work with.

In preparation for leasing of houses, it was suggested that an agreement between the Board of Realtors and the Commission should be drawn up by an attorney and approved by the City Attorney.

Several questions that the Commission should decide on were as follows:

1. Payment of utilities—by whom?
2. Amount of security payment that should be requested.
3. What the schedule of incomes and rents should be.
4. Garbage collection—whose responsibility?
5. Should there be a lease-buy clause added to the lease?
6. Does the Realty Board understand Section 23?

The above questions were discussed with the following suggestions:

1. Utilities—Tenant should pay utilities with an agreement made by Commission with Utility Companies to notify Commission of failure to pay.
2. Security—Some tenants may not have deposit money and in some cases, extra charges during the first three months can be made, until deposit is paid.
3. Lease-buy—Should be strictly up to the owners of the property.

Director instructed to do further research on questions and leases, and draw up a sample lease for the Commission to discuss.

A previously prepared letter and questionnaire to architects and a proposed advertisement in the Michigan Society of Architects "Bulletin" were discussed at length.

It was decided that an advertisement be placed in the next issue of the "Bulletin" (February) and that letters and questionnaires be sent to architects that are now

on file. Arrangements for interviews will be made after questionnaires are returned and evaluated making sure that each applicant understands that there may be quite some time between interviews and the final decision and that a choice will not be made until all applicants have been interviewed.

It was hoped that an architect can be chosen who is creative yet practical and who can design housing projects that do not necessarily look like projects.

Types of dwellings will depend on what sites are chosen and on the architect.

Changes were suggested in the last paragraph of the letter.

A motion was made by Commissioner Clapp and seconded by Commissioner Patterson that proposed questionnaire, as prepared by Commissioner Blackall, be approved. Adopted unanimously.

Suggestion was made that an inquiry into the availability of funds for the hiring and employing of a Home Manager to work with families be made. It was noted that these services should be made available, but not mandatory and that the key to the whole operation of public housing is rehabilitation of tenants.

Director instructed to explore this matter further and report back.

Commissioner Clapp informed the Commission that he would be going into the hospital for about a week and would be convalescing at home for a week or so. He informed the Commission that they would be welcome to meet in his home during his convalescence.

The meeting was adjourned at 2:50 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE POLICE AND FIRE BOARD OF THE CITY OF LANSING

Proceedings, January 11, 1966

The Police and Fire Board met in regular session, and was called to order by Chairman Charles E. Forsythe.

ROLL CALL

Present: Commissioners Jamieson, Johnson, Maloney, Forsythe, Dunn, Schmidt and Munyon—7.

Absent: Commissioner Anderton—1.

Commissioner Anderton was excused from the meeting.

The minutes of the previous meeting were approved as printed.

COMMUNICATIONS

December 23, 1965

Police and Fire Board

Lansing, Michigan

Gentlemen:

Pursuant to the request of the Police and Fire Board to investigate the cost and implications concerning the utilization of

off-duty police personnel to police certain social and athletic events, research has been conducted and the findings are contained herein.

The City Finance Department prepared a cost per hour billing guide. Their total estimated cost per hour is \$4.67 for patrolmen with less than 11 years seniority and \$4.75 per hour for those with more than 11 years seniority. Charges will be proportionately higher for officers of higher rank. The above costs include all the benefits that officers now enjoy including retirement, duty disability, hospital and medical insurance, etc.

The billing guide reflects the greatest fringe cost as being "retirement." If an officer would become permanently disabled due to some incident, while employed at one of these events, he would be eligible for a duty disability pension. This pension is paid from the retirement funds, and therefore contributions from both the employer and the employee should be made to this fund. Also, the officer will be entitled to draw a retirement pension on income he has received from this extra employment.

OFFICIAL PROCEEDINGS OF HOUSING COMMITTEE OF THE CITY OF LANSING

Proceedings, January 11, 1966

Meeting was opened at 1:35 P.M. by Vice-President Oliver.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent: None.

The minutes of the January 4, 1966 meeting were approved as printed.

COMMUNICATIONS

1. Letter from Warren Holmes Company offering architectural services.
2. Letter from Charles V. Opdyke Associates offering architectural services.
3. Letter from Wilson and Neubrecht Associates offering architectural services.

DIRECTOR'S REPORT

1. Letters and questionnaires have been sent to all architectural firms that have written to offer their services or have expressed interest.
2. A completed questionnaire has been received and was read to the Commission by the Director and placed on file.
3. The corrected letter requesting the placement of an ad in the Michigan Architect's "Bulletin" was read by the Director. The advertisement is to be placed in the February issue of the magazine.
4. Director reported that he has received calls from senior citizens desiring to make application for future senior citizen housing and requested direction from the Commission on the handling of these and future requests.

Even though applications are premature at this time, it was suggested that a file be kept of names, addresses, telephone numbers and income.

5. Director gave a progress report on the Leasing Program and Application, stating that the Chicago P.H.A. office is working on the application and that he receives calls almost daily from them.
6. The next Urban Redevelopment Board meeting will be January 27, at 7:30 P.M. During this meeting discussion is expected to take place concerning the request of the Commission to reserve a site within the Urban Renewal area for a low-rent high rise unit for the elderly.
7. Notification of approval of preliminary loan was received (by a local news paper) via U.P.I. wire service. No notice has been received in this office.

A discussion followed concerning which agencies might have available services needed by the Commission to aid in rehabilitation programs when the leasing program and low-rent housing projects are underway.

A detailed discussion followed on the matter of interviewing and hiring an architect or architects, with the following points being brought out:

Since the Commission plans to have scattered sites, it might be advisable to hire more than one architect so that no one project looks like the other.

No one architect should handle all 300 family units.

That at least two architects should be hired—one for the elderly units and one for low cost family units.

That there was an urgent need for family units.

Motion made by Commissioner Blackall that we include on the original commission to architects, a commission of no more than 150 family units on three or more sites as the initial commitment. Motion seconded. Passed by the following votes:

Ayes — Commissioner Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

Motion made by Commissioner Clapp, that we also employ an architect for the selection of site and design for 100 units in a high-rise for the elderly. Motion seconded.

Passed by the following votes:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

It was decided that the Commission should start setting up appointments as soon as possible, and that preliminary screening should be done by a committee of Commissioner Clapp, Blackall and the Director, who will in turn bring a report to the total committee stating reasons. No interviews will be held until copies of the architect's contract are available.

New Business

1. Discussion of sites and site information.
2. Discussion of course offered by Michigan State University on Apartment House Building.

Motion made that Housing Director attend course at Michigan State University with expenses to be paid out of Commission funds.

Motion carried by the following votes:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

Meeting was opened for the election of officers to fill the vacancy of President.

A motion was made by Commissioner Owen that Mrs. Oliver be nominated for

President, seconded by Commissioner Patterson. Motion made by Commissioner Clapp that nominations be closed and Commissioner Oliver elected unanimously. Supported.

Motion carried by the following vote:

Ayes: Commissioners Blackall, Clapp, Owen, Patterson—4.

Nays: None.

A motion was made by Commissioner Patterson to nominate Mr. Blackall for Vice-President. Seconded by Commissioner Clapp. Moved by Commissioner Clapp that nominations be closed. Supported.

Motion carried by the following vote:

Ayes: Commissioners Clapp, Oliver, Owen, Patterson—4.

Nays: None.

The possibility of purchasing a slide-film strip projector and a tape recorder was discussed.

The Commission instructed the Director to investigate types and prices of both pieces of equipment and report back to the Commission at the next meeting.

Policies under which the Commission must operate were discussed. The setting of income limits for families and elderly persons was thought to be of particular interest.

It was decided that the "rent gap" portion of the application should be used as a chart until changes become necessary at a later date.

Meeting adjourned at 8:20 p.m.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, January 18, 1966

Meeting was opened at 1:40 P.M. by President Oliver.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen, Patterson—4.

Absent: Commissioner Clapp—1.

The Minutes of the January 11, 1966 meeting were approved as printed and corrected.

COMMUNICATIONS

1. Letter from Vern Kimmell Associates offering architectural services.

2. Letter from Kurzman & Son Manufacturer's Representatives offering services.

Placed on file under suppliers.

3. Letter from Regional Attorney enclosing Preliminary Loan Contracts and supporting documents.

Read, discussed and placed on file.

Discussion followed on the possible choices of bank, or banks to be used by the Commission. No conclusion reached.

Suggested by Commissioner Owen that the Director write to other Housing Commissions asking what they have done and are doing relative to legal matters and attorneys.

DIRECTOR'S REPORT

(Mr. Collins Thornton entered at this time.)

1. Director discussed status of Leasing Application and the financial feasibility section of same. Changes were made by the Chicago P.H.A. office after telephone con-

versations and a copy of said page was forwarded to Director.

2. The information regarding prices and models of tape recorders and projectors was presented and discussed.

Motion was made by Commissioner Patterson, supported by Commissioner Owen, directing the purchase of projector that the Director feels is best suited to the needs of the Commission within the limitations of the budget.

Motion carried by the following vote:

Ayes: Commissioner Blackall, Oliver, Owen, Patterson—4.

Nays: None.

A motion was made by Commissioner Owen, supported by Commissioner Patterson that the Director purchase a tape recorder using his own discretion as to model and price within the limitations of the budget.

Motion carried by the following vote:

Ayes: Commissioner Blackall, Oliver, Owen, Patterson—4.

Nays: None.

A report from the Sub-Committee on Architects was presented by Commissioner Blackall. All questionnaires that have been returned so far, were read and discussed. Letters to be sent to architectural firms either to set up an appointment or reject with regret were read and discussed.

A motion was made by Commissioner Patterson, supported by Commissioner Owen that Mr. Blackall's report be accepted and that the Director be authorized to send appropriate letter to each firm.

Motion was carried by the following vote:

Ayes: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

After discussion, it was moved by Commissioner Owen that the Commission contact Lansing based architectural firms to make sure they are aware of the Commission's need for architectural services.

Motion supported by Commissioner Paterson and carried by the following vote:

Ayes: Commissioners Owen, Oliver, Paterson—3.

Nays: Commissioner Blackall—1.

Interviews with architects will start January 25, 1966 and will be continued, at the present time, at the rate of one a week. Mr. Thornton would like to sit in on interviews as an observer.

REPORT OF PRESIDENT

A report was made of a meeting held between Mr. William Porter, Commissioner

Oliver and the Director. The report concerned the Lansing Board of Realtors Rental Corporation and their progress. It was reported that so far, the Corporation has closed on two houses, with money available for several more. The attorney for the corporation will draw up an agreement and present same to the Commission to review and have checked by the City Attorney.

It was suggested that before the Commission makes any decisions on sites, there should be a check made with school personnel to see if adequate facilities are available.

There was a general discussion of many matters before the Commission.

Meeting was adjourned at 3:50 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE AIR POLLUTION CONTROL BOARD OF THE CITY OF LANSING

Proceedings, January 25, 1966

The regular meeting of the Air Pollution Board was held Tuesday evening, January 25, 1966, at 7:30 p.m., in Room 136, City Hall.

Present: Board Members Ansley, Bintz, Dodson, Kloeckner, Ruth and Tableman—6.

Absent: Board Members Oeming and Ray—2.

The meeting was called to order by Chairman Tableman. The secretary announced that a quorum was present. It was moved by Mr. Bintz, seconded by Mr. Ansley, that minutes of the November meeting be approved as printed.

Motion carried.

Mr. Pesterfield reported continuing complaints at Centrifuse. On investigating one recent complaint, he found the sky in that vicinity blue with smoke.

The engineer reported that he can discover no basis for the complaint against

Speaker-Hines. He recommends that we hold this in abeyance to see whether spring will bring new complaints.

A communication has been received from the Lansing Board of Education indicating that a treatment program will be instituted for Everett Elementary school playground. Mr. Pesterfield will follow up. The secretary was instructed to send copies of our correspondence to Russell Schneider, chairman of the proper committee.

Mr. Tableman has received no progress report on Capital Laundry. He will call the City Attorney.

Mr. Pesterfield reported on a survey of air pollution equipment used in other cities. Chicago has the most up-to-date equipment. Governor Romney has appointed the members of the State Commission. Mr. Pesterfield believes this Commission will set standards sooner or later but does not know when.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, January 25, 1966

The meeting was called to order at 3:15 P.M. after the conclusion of an interview with an architectural firm.

2. Director reported on architects that have contacted him in person and by phone.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent: None.

The minutes of the meeting of January 18, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from Marsh Products offering services—Filed under suppliers.
2. Letter from Torginol of America Inc. offering services.—Filed under suppliers.
3. Letter from architectural firm confirming February 1st, date for an interview.—Placed on file.
4. Letter from AlSCO, Inc. offering services.—Filed under suppliers.
5. Letter from Welfare League announcing Legislative Forum. Discussed and placed on file.

REPORT OF DIRECTOR

1. Maps, Contracts and booklets were distributed by the Director and discussed.

PRESIDENT'S REPORT

The President reported on the inspection of one of the houses available through the Rental Corporation by the Relocation Officer. The City Building inspector will have to check all such properties before any agreements or arrangements can be made by the Commission.

The possible choices of banks and the differences between State Banks and National Banks were discussed.

The Director was instructed to contact one of the banks under discussion and consult with him concerning the papers and agreements that would have to be signed.

Various phases of the Commissions duties and limitations were discussed.

Future interviews with architectural firms were discussed.

Meeting adjourned at 3:35 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, February 1, 1966

The meeting was called to order at 3:14 P.M. after the conclusion of an interview with an architectural firm.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen, Patterson—4.

Absent: Commissioner Clapp—1.

The minutes of the meeting of January 25, 1966 were approved as printed.

COMMUNICATIONS

1. Letters from suppliers offering services. Filed.
2. Communication from Housing and Urban Development. Read and discussed.

REPORT OF DIRECTOR

1. Proposed budget for 1966-67 presented, explained and discussed. Motion made by Commissioner Patterson, supported by Commissioner Blackall, to accept budget as presented.

Carried by the following votes:

Ayes: Commissioners Blackall, Oliver, Owen, Patterson—4.

Nays: None.

2. Leasing Program: Inspection of two houses have been made by Inspector. Corrections (mostly electrical) are to be made to bring houses up to standard. Draft of Agreement (drawn up by Rental Corporation Attorney) between Rental Corporation and Commission was presented to Commission and discussed.

Draft of Lease between Commission and Tenant was presented and discussed.

It was the general consensus that the Commission could not enter into any agreement until approval has been granted by the Federal Government under Section 23.

Director was given authorization to present copies of both documents to the City Attorney's office for advisement.

3. Director informed the Commission that advertisement for architects would be published February 4, 1966 and a copy would be made available to the Commission.

4. Decision made to hold meeting of February 8, 1966 at 2:30 instead of 1:30.

PRESIDENT'S REPORT

1. Copy of Depository Agreement was presented to local bank for their discussion and approval. Commission will hear from them after the next meeting of their Board of Directors.
2. A report was given of the meeting with the Redevelopment Board.

COMMITTEE REPORT

A report of various architectural firms before the Commission was made by Commissioner Blackall for the Architectural Sub-Committee.

Motion was made by Commissioner Owen, supported by Commissioner Patterson, that the report be accepted.

Carried by the following votes:

Ayes: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

UNFINISHED BUSINESS

There was a discussion of a deadline being set for the acceptance of applications by architects. It was suggested that the deadline should be set at least ten (10) days after the publication of the advertisement. February 18, suggested as a possible date.

The Relocation Officer entered and discussion followed on guidelines for relocation of families under Section 23.

Meeting was adjourned at 4:45 P.M.

Respectfully submitted,
WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, February 8, 1966

The meeting was called to order by President Oliver at 3:55 P.M. after the conclusion of an interview with an architectural firm.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen—4.

Absent: Commissioner Patterson—1.

Minutes of the meeting of February 1, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from Welfare League announcing workshop on March 3, 1966.
2. Communication from Meals on Wheels announcing Banquet.
3. Letter from architectural firm confirming interview.
4. Letters from two architectural firms offering services.
5. Letter thanking Commission for courtesy.
6. Letters from supply firms offering services.

REPORT OF DIRECTOR

1. Report given on meeting held concerning leasing program.

2. Tabulation given on number of architectural firms that have contacted office, number that have received questionnaires, returned questionnaires and number that have been interviewed or rejected.
3. Letters have been sent to Lansing-based architects.
4. Lease agreements have been turned over to City Attorney.
5. Depository Agreement read, discussed and approved by board of local bank.
6. Report of telephone communication regarding Leasing Application.

COMMITTEE REPORTS

Report made by architectural selection committee. Motion made by Commissioner Owen, supported by Commissioner Oliver, that report of committee be accepted.

Motion carried by the following votes:

Unanimous.

NEW BUSINESS

Selection of letterhead for the commission was discussed. Director requested to check with Purchasing Director.

Meeting adjourned at 4:30 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, February 15, 1966

The meeting was called to order by President Oliver at 2:40 P.M. at the conclusion of an interview with an architectural firm.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent: None.

Minutes of the meeting of February 8, 1966 were approved as printed.

COMMUNICATIONS

1. Letter thanking Commission for courtesy from architectural firm.
2. Confirmation of interview from architectural firm.
3. Letter from architectural firm requesting not to be considered.
4. Request from supplier requesting placement on bidders list.
5. Letter from Community Services inviting Commission to Seminar March 2nd.
6. Invitation to farewell banquet February 25th for Rev. and Mrs. Carruthers.

DIRECTOR'S REPORT

1. Report concerning letterhead. Commission requests further investigation.
2. Report of how other Commissions handle legal matters. Some hire their own attorney, some use the City Attorney. Discussion followed. Matter tabled pending further investigation.
3. Leasing Program:
 - a. Copy of letter to Chicago P.H.A.

Office in answer to information requested was read and discussed.

- b. Discussion of Mayor's call to Mr. Weaver, Housing and Urban Re-development Director.
- c. Discussion of how leasing of houses from Rental Corporation will be handled until approval of Leasing Application.
4. Report of architect's heard from, contracted, interviewed, rejected etc. Motion made by Commissioner Blackall to set February 18th deadline for acceptance of new inquiries or applications for architects. Supported by Commissioner Owen. Motion carried by the following votes: Yeas: Commissioners Blackall, Clapp, Oliver, Patterson—5. Nays: None.

COMMITTEE REPORTS

Architectural Selection Committee report given by Commissioner Clapp and Commissioner Blackall.

Motion made by Commissioner Patterson, supported by Commissioner Owen to accept report of committee.

Motion carried by the following vote:

Yeas: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

A general discussion followed.

Meeting adjourned at 3:40 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, February 15, 1966

The meeting was called to order by President Oliver at 2:40 P.M. following the conclusion of an interview with an architectural firm.

ROLL CALL

Present: Commissioners Clapp, Oliver, Owen, Patterson—4.

Absent: Commissioner Blackall—1.

Minutes of the meeting of February 15, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from supply company offering services. Filed under suppliers.
2. Letter from two architectural firms confirming interview dates. Filed.

REPORT OF DIRECTOR

1. Report of architectural firms that have contacted the office.
2. Copy of advertisement in architectural "Bulletin" shown to Commission.
3. Commission shown announcement from Housing and Urban Development Department telling of approval of leasing applications for two cities—the first to be approved.
4. Report read of meeting held by Relocation Officer where various social agencies discussed ways and means of conditioning people to adjust to standard housing whenever necessary.
5. Report of meeting with Civil Rights Commission Representative to discuss future housing sites.

REPORT OF PRESIDENT

1. Report of calls received concerning housing and problems connected with leased housing.

2. Report of pending Highway House Bill. President will obtain copies of bill for Commission to study at next meeting.

COMMITTEE REPORTS

1. Report was given by Commissioner Clapp on architectural firms before the Commission.

Motion was made by Commissioner Patterson, supported by Commissioner Owen to accept report of sub-committee.

Motion was carried by the following votes:

Ayes: Commissioner Oliver, Owen, Patterson—3.

Nays: None.

NEW BUSINESS

It was decided, after discussion, to set a deadline of March 15, 1966 for the interviewing of architects and to work for a decision or selection by March 22, 1966.

Copies of the following resolution were handed out to the Commission for their approval:

RESOLUTION 11

WHEREAS the City of Lansing, Michigan, acting by and through the Lansing Housing Commission (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Preliminary Loan Contract") with the Public Housing Administration (herein called the "PHA"); and (2) to enter into an agreement (herein called the "General Depositary Agreement") with American Bank and Trust Company which is a member of the Federal Deposit Insurance Corporation and is herein called the "Bank."

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION, AS FOLLOWS:

Section 1

The Preliminary Loan Contract in substantially the form of PHA—2480 hereto

attached and marked "Exhibit A" is hereby approved and accepted both as to form and substance and the President or Vice-President of the Lansing Housing Commission is hereby authorized and directed to execute said Contract in quadruplicate on behalf of the Local Authority, and the City Clerk is hereby requested to impress and attest the official seal of the Local Authority on each such counterpart and to forward said executed counterparts, or any of them to the PHA together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the PHA.

Section 2

The General Depositary Agreement in substantially the form of PHA-1999 hereto attached and marked "Exhibit B" is hereby approved and accepted both as to form and substance and the President or Vice-President of the Lansing Housing Commission is hereby authorized and directed to execute said Agreement in quintuplicate on behalf of the Local Authority, and the City Clerk is hereby requested to impress and attest the official seal of the Local Authority to each such counterpart, and to forward three executed counterparts thereof to the PHA, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the PHA.

Section 3

The President or Vice-President or the Director-Secretary of the Lansing Housing Commission is hereby authorized to file with the PHA from time to time as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Preliminary Loan Contract. Cash proceeds from the sale of all Preliminary Notes shall be deposited and disbursed only in accordance with the provisions of the Preliminary Loan Contract.

Section 4

This Resolution shall take effect immediately.

It was moved by Commissioner Clapp, supported by Commissioner Owen that the foregoing resolution be adopted.

Motion carried by the following votes:

Yeas: Commissioners Clapp, Oliver, Owen, Patterson—4.

Nays: None.

Meeting was adjourned at 3:30 P.M.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, January 4, 1966

Meeting called to order at 7:31 P.M. by Chairman Russell H. Fink.

ROLL CALL

Present were: Black, Bretz, Fink, Heino, Houston, Manz, Reynolds and Siebert—8.

Absent None.

HEARINGS

Z-213-65

Mr. Peter J. Treleven, Attorney, representing Mr. George Charlie, appeared in behalf of the petition to rezone the property at 1616 Linval Street from Residential

"C" two family to "F" commercial district. Mr. Treleven stated that Mr. Charlie has lived at this address since 1939. At that time he was engaged as an auto mechanic and was not working full time at this address. He took in cars at night and did light repair work. His requests for business got so great that he has been doing this for the past 11 years. His property is in the midst of C-2. There are a number of non-conforming uses in the area. He had a small fire in 1949 and filed for a building permit and at this time enclosed a small shed outside the garage. This was an enlargement of his non-conforming use. Mr. Treleven further stated that he did not think this area would upgrade much. This is not the type of neighborhood that this type of operation would cause any noise at night. There is no banging, fumes or drilling, and it is felt that the only thing

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, March 1, 1966

The meeting was called to order by President Oliver at 3:40 P.M. at the conclusion of an interview with an architectural firm.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Absent: Commissioner Owen—1.

Minutes of the meeting of February 22, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from architect confirming interview.
2. Letter from Jackson Housing Commission concerning legal services.

REPORT OF DIRECTOR

1. Report given on conference concerning Senior Citizen Centers—March 13-17.
2. A summary report on housing being leased from Rental Corporation. Three families have been placed and the corporation is negotiating for about six more homes which should be available soon.
3. Report given of a meeting of social agencies interested in helping relocating persons and families adjust. There will be a combined effort and a coordination of all agencies to help the people involved.
4. Meeting of Director, City Attorney and head of Rental Corporation in connection with leases.
5. A government pamphlet available for

distribution to tenants was displayed to Commission.

6. Report of architects that have contacted office—three after deadline.

ARCHITECT'S COMMITTEE

1. Brief report of architects before Commission was given by sub-committee. The Commission accepted the report of the committee.

REPORT OF PRESIDENT

Copies of Highway House Bill not available at present time.

Discussion followed on the housing situation and problems involved. Motion was made by Commissioner Clapp, supported by Commissioner Patterson, that a written, factual report be written to outline to the Mayor and City Council the situation as it is today.

Motion was carried by the following votes:

Yeas: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

NEW BUSINESS

The possible availability of C.A.T.V. for elderly projects was discussed.

Meeting was adjourned.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

It was moved by Gaus and supported by Jones that the appeal be granted under Section 36-12 (7) of the Lansing Zoning Code, subject to the following conditions:

1. That the size and structure of the sign be essentially as shown on the plan submitted.
2. That the construction of the sign to comply with the Building Code.
3. That this variance be for one non-illuminated sign.
4. That the applicant apply for a sign permit before any further construction.

Motion carried by the following vote:

Yeas: 6.

Nays: None.

It was moved by Jones and supported by Keep that an addition be made to the minutes of the Special Meeting of the Board of Appeals on December 15, 1966, and that it read as follows:

3. The faculty office buildings proposed for the Southwest corner of Genesee and Capitol and the Northwest corner of Shiawassee and Capitol does not create a hardship in that there is area available to site these buildings without a request for a waiver of front yard requirements.

Motion carried by the following vote:

Yeas: 6.

Nays: None.

It was moved by McComb and supported by Kelley that the minutes of January 13, 1966 be approved.

Motion carried by the following vote:

Yeas: 6.

Nays: None.

The meeting adjourned at 8:55 P.M.

RAYMOND C. GUERNSEY,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, March 8, 1966

Meeting was opened at 3:50 P.M. by President Oliver following the interviews of two architectural firms.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver—3.

Absent: Commissioners Owen, Patterson—2.

Minutes of the meeting of March 1, 1966 were approved as printed after correction of date.

REPORT OF DIRECTOR

1. Copy of report of Washington, D. C.'s demonstration leasing program were distributed to the Commission for their information.

UNFINISHED BUSINESS

1. Draft of letter to be sent to Mayor and Council was read by Director and discussed by Commissioners.

Numerous suggestions were made, all of which will be evaluated by Director and Commissioner Clapp in making the final draft.

A meeting between the Commission and the Council will be arranged to acquaint the members of the Council with the work of the Housing Commission.

2. Copies of the following resolution was distributed to the Commissioners:

RESOLUTION NO. 12

RESOLUTION AUTHORIZING THE ADOPTION AND THE EXECUTION OF THE STATEMENT OF LOCAL AUTHORITY AS TO COMPLIANCE UNDER TITLE

VI OF THE CIVIL RIGHTS ACT OF 1964.

WHEREAS the Lansing Housing Commission (herein called the "Local Authority") proposes to enter into a contract for financial assistance which is subject to Title VI of the Civil Rights Act of 1964, the regulations of the Housing and Home Finance Agency effectuating Title VI, and the requirements of the Public Housing Administration pursuant thereto,

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

THE STATEMENT OF LOCAL AUTHORITY AS TO COMPLIANCE UNDER TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 in substantially the form of PHA 3037 hereto attached is hereby approved and accepted both as to form and substance and the President or Vice President of the Lansing Housing Commission is hereby authorized and directed to execute said statement on behalf of the Local Authority, and the Secretary is authorized to send said statement to the Public Housing Administration ("PHA").

A motion was made by Commissioner Clapp, supported by Commissioner Blackall that the foregoing Resolution be adopted. The motion was carried by the following vote:

Ayes: Commissioners Blackall, Clapp, Oliver—3.

Nays: None.

ARCHITECT'S REPORT

1. Local architects that had not returned their questionnaires were called and reminded that the deadline for returning of questionnaires was March 15.
2. It was requested by Commissioner Clapp that a list and review be made for the Commissioners by the Director of architects contacting office, those receiving questionnaires, returning questionnaires; those who were interviewed and those who were rejected, so that Commission can review before coming to a final decision.

It was suggested that when the final selections are made, architects not selected should be notified.

General discussion followed.

Meeting was adjourned at 4:15 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE PARK BOARD OF THE CITY OF LANSING

Proceedings, March 9, 1966

The meeting was called to order by President Hewes.

Present: Hewes, English, Miller, Hartley, DesRochers, Sheets—6.

Absent: Burnham, Gibson—2.

Minutes of February 9, 1966 were approved as written.

COMMUNICATIONS

Letter from Rev. Issleib requesting use of Groesbeck Golf Course for Easter Sun Rise Service, Sunday, April 10 at 5:45 A.M.

By Mr. English—

That permission be granted.

Carried.

Letter from Greater Lansing Publinx Golf Association relative to Tournament Schedule and recommendations.

By Mr. English—

That the Tournament Schedule for the Greater Lansing Publinx Golf Association be approved as requested and that the recommendations be referred to the Recreation Committee for study.

Carried.

Letter from American News Company re: property at 400 Edmore Street.

Referred to Park Committee.

Copy of letter to Reliance Insurance Company from the City Attorney relative

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, March 14, 1966

The meeting was opened at 1:35 P.M. by President Oliver.

ROLL CALL

Present: Blackall, Clapp, Oliver, Owen and Patterson—5.

Absent: None.

It was moved and supported that the minutes of March 8, 1966 be approved as printed.

COMMUNICATIONS

1. Referral from City Council of a letter from Mr. Robert J. Dart relative to the building and letting of low-cost apartments. Letter to be sent after information on zoning, prices, etc. are gathered from Planning Department.
2. Letter from PHA in Chicago, relative to bonding.
3. Letter from Human Relations Committee urging additional units.
4. Letter from Commission to City Council acquainting them with Commission's work.
2. Contact by Director with Mr. Naiman on new program. Mr. Naiman to call and give date he will be available to come to Lansing.
3. Commission told of meeting between Commission and Council set for Monday, March 21, 1966 at 3:00 P.M. following Committee of The Whole meeting.
4. Discussion of the approval of the Preliminary Loan documents.

COMMITTEE REPORTS

Architects Committee: Report of architects' before the Commission was given by Commissioners Blackall and Clapp.

Motion was made that report be accepted by Commissioner Owen and supported by Commissioner Patterson.

Motion was carried by the following vote:

Ayes: Commissioners Oliver, Owen and Patterson.

Nays: None.

REPORT OF DIRECTOR

1. Director requested by PHA Officials in Chicago to meet with them on March 23, 24 and 25, 1966.

Motion made by Commissioner Clapp and supported by Commissioner Patterson that Director be authorized to go to Chicago for the necessary conferences regarding the Leasing Program.

Motion carried by the following vote:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen and Patterson.

Nays: None.

Final Architectural selection: It was the consensus of the sub-committee, after evaluation of all firms that architects familiar with public housing procedures and building should be offered the commissions, therefore, the recommendation of the sub-committee was that Prine, Toshach and Spears be offered the commission for building 100 units in a high-rise for the elderly.

Motion was made by Commissioner Patterson, supported by Commissioner Clapp that Prine, Toshach and Spears be offered the Commission for building 100 units in a high-rise for the elderly.

Discussion: Commissioner Owen stated that he felt strongly that one firm selected should be a local firm. Other members stated that "we need a firm with knowledge and background in public housing and they

have just recently completed a high-rise for elderly which the Commission has seen and have liked."

Motion was carried by the following vote:

Ayes: Blackall, Oliver, Clapp, Patterson.

Nays: None.

Abstaining: Owen—1.

It was the recommendation of the subcommittee that Daverman Company be offered the commission for 150 family units—stating that it was a large firm experienced in public housing—an intergrated firm—in that they have all the services within the firm—even have a public housing specialist within the firm.

It was moved by Commissioner Clapp, supported by Commissioner Oliver that the firm of Daverman Associates be offered the commission for the development of 150 family units.

Discussion: It was stated again by Commissioner Owen and by Commissioner Patterson that we should have a local firm for at least one commission.

Commissioner Blackall stated that it will take a big firm to do what the Commission is planning to do—build on scattered sites; that Daverman have a large staff, experienced and have just recently completed housing projects—both elderly and family.

Commissioner Clapp stated that it is vitally imperative that we have a firm that has been through the agony of Chicago and Washington, that the Commission would

like to have a Lansing firm—all things being equal, but with no experience—all things are not equal. Experience weighed heavily in the decision. This decision does not preclude that a local firm would not or could not be used in Phase 2.

The motion was carried with the following votes:

Ayes: Commissioners Clapp, Blackall, Oliver—3.

Nays: Commissioners Owen and Patterson—2, qualified by Owens, that although he feels that both firms chosen are fine companies, he feels that one of the two commissions should go to a Lansing firm.

A call was placed to both firms to get an informal, verbal agreement that they would accept the commissions offer. They both accepted, within the limitations of if a quality job can be done within the limitations of PHA.

There was a discussion of possible sites. Director instructed to find the procedure used to obtain possible Park property land.

Director to look into the possibility of March 29, 1966 as a date for a trip to Big Rapids to look at public housing projects.

Meeting adjourned at 3:03 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, March 22, 1966

The meeting was opened at 1:30 by Vice President Blackall.

ROLL CALL

Present: Commissioners Blackall, Clapp, Owen, Patterson—4.

Absent: Commissioner Oliver—1.

Minutes of the meeting of March 15, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from architectural firm offering services if needed in the future.

REPORT OF DIRECTOR

1. Report given of meeting, March 17, 1966 with government officials who visited Lansing because of telegrams sent to Washington from organizations and individuals concerned with housing situation.
2. Confirmation of March 29, 1966 tour of Big Rapids housing projects.
3. Report of meeting held with City Council and the March 21, 1966 Council meeting at which there was a large number of demonstrators appealing for faster answers to the city's housing shortage.

PRESIDENT'S REPORT

1. Vice-President Blackall stated that the architectural sub-committee has completed their job and now is the time to review and establish new committees as needed—one to handle bonding and financing—one to study and make recommendations as to the need for more staff. After discussion it was decided that the Director would take matter up with the President when she returns.

UNFINISHED BUSINESS

1. Discussion on possible methods of acquiring sites.
2. Discussion of possibility of Commission obtaining the Urban Renewal site for Senior Citizen high rise. Bids have not been taken on property. The highest and best use of the land will be considered.
3. There was a general discussion of sites and possible sites with Mr. Brown, Planning Department, a representative from Daverman Associates and the Commission with the following comments being made:
 1. A four (4) member site committee being set up—two Commission members, the Director and Architect's representative. Suggested that the site committee should work closely with the Planning Department and that the Chairman should ask for a report from the Site Committee early in April, along with possible recommendations.
 2. That five (5) sites be selected: 1 for high-rise and 1 for each of family units; try for 4 sites in 4 parts of town.
 3. Some sites appear very interesting. Some do not warrant further consideration. If you divide sites very much it will add to construction costs.
 4. Commission is aware that scattered sites will add to construction costs, but decision has been made to do so.
 5. On some of larger sites, 50 families could be placed along with some elderly units. Older people do not necessarily want to be by themselves. Some like to live near family units—some like garden plots, some want apartments without maintenance.
 6. Director and architect should go into more thorough discussion of sites. If possible, see if Park land can be obtained.

Meeting adjourned at 3:47 P.M.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, April 5, 1966

The meeting was opened at 1:40 by President Oliver.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen, Patterson—4.

Absent: Commissioner Clapp—1.

COMMUNICATIONS

1. Letter from architectural firm.
2. Letter from Prine, Toshach, and Spears.
3. Letter from League of Women Voters
4. Letter from Human Relations Committee notifying Commission of meeting to be held to further communication between agencies working for housing.
5. Communication from City Council—referral of letter from Urban League.
6. PHA Circular
7. PHA Letter on Resolution.
8. PHA Letter on sites.
9. Communication from Mayor to attend Governor's Conference.

DIRECTOR'S REPORT

1. Report of a meeting with a developer set for April 15, 1966. Director to inform Council and try to make arrangements for others interested in Turnkey program to meet at the same time with a representative from the Chicago PHA office.
2. Report of Budget hearing for Commission on April 12, 1966 at 8:30 P.M.
3. Report of Housing and Redevelopment Conference April 26, and 27th
4. Commission told of hearing for St. Vincent DePaul on Tuesday, April 5, 1966.

5. There was a discussion of bonding—the types and the persons for which bonding would be necessary.

6. Director reported that the number of hours spent explaining the need for housing, the housing problems, and the solutions, was increasing; taking up time that should be spent doing the paper work necessary for actually getting the housing.

There was a general discussion with Commissioners expressing that Director should devote full time to the process of getting the housing.

A motion was made by Commissioner Blackall and supported by Commissioner Owen that Director be empowered, until such time as it can be changed, to pick and choose the meetings he can attend, with the Commission giving him full support.

Motion was approved by the following vote:

Ayes: Commissioners Blackall, Oliver, Owen, Patterson—4.

Nays None.

Unanimously.

PRESIDENT'S REPORT

Commissioner Oliver reported on housing projects she visited in Terre Haute.

COMMITTEE REPORTS

There was a general discussion of sites which have been given tentative approval by Commissioners. Motion was made by Commissioner Patterson and supported by Commissioner Owen that Director contact Federal Representatives to give tentative site approval to five sites.

Motion was carried by the following votes:

Ayes: Commissioners Blackall, Oliver, Owen and Patterson—4.

Nays: None.

Unanimously.

After discussion it was moved by Commissioner Owen and supported by Commissioner Patterson that the Director prepare the necessary papers to apply for 500 additional units with priority be given to the use of the Turnkey Program.

Motion was carried by the following votes:

Yeas: Commissioners Blackall, Oliver, Patterson—4.

Nays: None.

Unanimously.

STAFFING COMMITTEE

A report was given on budget, salaries for staff, present and future. It was the recommendation of the sub-committee that quarterly withdrawals should be made from the preliminary planning funds instead of all at once and that a budget be submitted for the months of April, May and June; that the Commission find a graduate with a degree in accounting and a minor in Personnel and Management who could be used to keep the accounts for the various programs, relieve the Director of the many public relations jobs, and perform the duties of an administrative assistant.

During discussion it was decided to change the position to Administrative Assistant-Accountant.

Motion was made by Commissioner Owen and supported by Commissioner Oliver that the report of the sub-committee on Staff be accepted and acted upon.

Motion carried by the following votes:

Ayes: Commissioners Blackall, Oliver, Owen, and Patterson—4.

Nays: None.

Unanimously.

The following resolution was introduced to the Commission members:

RESOLUTION NO. 16

"Be it Resolved by the Commissioners of the Housing Commission of the City of Lansing, Michigan: That the Director, Administrative Assistant-Accountant, or President is hereby authorized to execute financial and budgetary reports for and on behalf of the Housing Commission of the City of Lansing, Michigan and any report so executed shall constitute the lawful act of such Commission."

A motion was made by Commissioner Blackall, supported by Commissioner Owen that the foregoing resolution be accepted.

The motion was carried by the following votes:

Ayes: Commissioner Blackall, Oliver, Owen, Patterson—4.

Nays: None.

Unanimously.

A copy of a lease drawn up by the City Attorney, that is agreeable to the Lansing Board Rental Corporation was handed out to the Commission to read and discuss.

After a thorough study and discussion, a motion was made by Commissioner Blackall, supported by Commissioner Owen, that the Director send a letter and copies of the lease to the Council asking them to approve the lease as to form.

The motion was passed by the following votes:

Ayes: Commissioner Blackall, Oliver, Owen and Patterson.

Nays: None.

Unanimously.

The meeting was adjourned at 4:30 P.M.

Respectively submitted,

WILLIAM MATEER,
Housing Director.

charge, for the Junior Golf Tournament, be approved.

Carried.

By Mr. English—

That the City assumes no responsibility in obtaining or providing caddies for the participants in the Lansing Publinx Golf Association tournaments. Any provision for this service must be arranged for by the participant.

Carried.

Director's comments were made and discussed.

Meeting adjourned.

Respectfully submitted,

JANE RUST,
Secretary.

Approved by:

CHARLES G. HAYDEN,
Director Parks and Recreation.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, April 12, 1966

The April 12, 1966 meeting of the Housing Commission was opened by President Oliver at 1:35 P.M.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen—3.

Absent: Commissioners Clapp and Patterson—2.

The minutes of April 5, 1966 were approved as printed.

CORRESPONDANCE

1. Copy of a letter sent to Planning Department from Lansing School District was read and discussed. Letter to be answered by Planning Department.
2. Letter from Human Relations Committee about a meeting to be held April 12, 1966 at 4:00 P.M.

DIRECTORS REPORT

1. Director reported on the progress of the Leasing Program.
 - a. The Lease form between the Board Rental Corporation and the City of Lansing Housing Commission has been approved by the Council. It will now go to the Chicago PHA Office for their approval.

2. Annual Contribution Contract to be sent to Council for their approval.
3. Preliminary Loan Contract has been approved by the PHA Chicago Office.
4. Next step—budget submission.
5. Director reported on the Turnkey Program. Roseville has the only program in actual operation, and there have been consultations by phone. There was a general discussion by the Commissioners of the Turnkey Program.

There will be a meeting of all interested developers and a Mr. Connolly from PHA on Friday, April 15, 1966 at 2:00 P.M.

6. Commissioners reminded of Budget hearing with the Council Tuesday night at 8:30 P.M.

PRESIDENT'S REPORT

The President officially appointed Commissioner Blackall to the Staff Committee and Commissioner Clapp to the Bonding and Sites Committees.

NEW BUSINESS

There was a general discussion of where the office and maintenance areas should be located when the projects are built.

The Regulations Establishing Admission Policies of the Lansing Housing Commission were read and discussed by the Commissioners, with several suggestions for changes made.

A motion was made by Commissioner Blackall and supported by Commissioner Owen that with the changes suggested, the Regulations Establishing Admission Policies be accepted.

The motion was carried by the following votes:

Ayes: Commissioners Blackall, Oliver, Owen.—3.

Nays: None.

Unanimously.

The meeting was adjourned at 3:35 p.m.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE PLANNING BOARD OF THE CITY OF LANSING

Proceedings, February 1, 1966

Meeting was called to order at 7:36 P.M. by Chairman Russell H. Fink.

ROLL CALL

Present were: Black, Fink, Heino, Reynolds, and Siebert—5.

Absent: Bretz, Houston, and Manz—3.

HEARINGS

Z-1-66

Mr. George Parisian, part owner with Richard and Elton Powell, appeared in behalf of the petition to rezone the property at 2330 Forest Road from "A" One Family to "D-M" multiple dwelling district and presented a picture of the concept. He stated that he believes there is room for apartment in the \$90 to \$100 per month class.

Mr. Fink asked the number of units, and Mr. Parisian stated they would start on a limited basis and would build whatever the market would call for. They feel that there will be a big demand for these apartments. At the present time, most areas do not have enough parking. They would provide parking facilities.

Mr. Fink asked the number of bedrooms and was advised they would be one and two. The building will be of masonry structure.

Mr. Black asked if they would maintain the road and build on both sides and was informed that they would rather use two outlots on the advice of realtors and city officials so that they will have an out on Hamelon. The outlots are on Manley Drive. They would like curved lots rather than straight ones and also the apartments would be built to conform to the contour of the curving. They want ample parking for a renting promotion in the area.

Mr. Reynolds asked if they intend to close any streets and was advised that there is no street there now. They would make provisions for this if necessary.

Matter was referred to the Zoning Committee.

Mr. Houston came in at 7:40 P.M.

Z-2-66

Miss Lucile E. Belen appeared in behalf of the petition to rezone the property at 622 and 626 W. Kalamazoo Street from "D" apartment to "E" apartment-shop district and advised that this property is where the flower shop was located in 1936, and was properly zoned. In 1942, the Master Plan was adopted and this area went back to "D" apartment, but they didn't know about this until 1950. They have only needed minor repairs until this time, but now they must replace porch and supply parking. A garage is needed for the

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, April 19, 1966

The April 19th meeting of the Lansing Housing Commission was called to order by President Oliver at 1:35 P.M.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen, Patterson—4.

Absent: Commissioner Clapp—1.

The minutes of April 12, 1966 were approved as printed.

COMMUNICATIONS

None.

DIRECTOR'S REPORT

1. Material received on Turnkey Program from PHA Washington Office.
2. Director informed Commissioners that Lease-form sent to Chicago for approval is being sent back to City Attorney with several minor changes.
3. The procedure involved to acquire was read to Commission and discussed.

The Director is to arrange meeting between Site Sub-committee, Planning Department Representative, Architect Representative, to make some decisions as to sites, number of units etc.

There was a general discussion on the following:

1. What the possibilities of Turnkey Projects are in Lansing in the near future.
2. Alternative Sites—what to do with and about them.
3. Site in Urban Renewal for elderly—and difficulties involved. What possible alternative sites for elderly are available.

A motion was made by Commissioner Owen, supported by Commissioner Patterson that the Director write a letter to the Park Department and Board asking

about possibility and method of possible acquisition of Park Land.

Motion was carried by the following votes:

Ayes: Commissioner Blackall, Oliver, Owen, Patterson—4.

Nays: None.

NEW BUSINESS

The following resolution was distributed to the Commissioners for reading and approval:

RESOLUTION AUTHORIZING EXECUTION OF ANNUAL CONTRIBUTIONS CONTRACT

WHEREAS the City of Lansing, Michigan, acting by and through the Lansing Housing Commission (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Annual Contributions contract") with the Public Housing Administration (herein called the "PHA"); with respect to any "Project" as defined in the Annual Contributions Contract and which at any time now or hereafter is incorporated under the terms of such Contract.

BE IT RESOLVED, AS FOLLOWS:

Section 1. The Annual Contributions Contract in substantially the form of contract hereto attached and marked "Exhibit A" is hereby approved and accepted both as to form and substance and the President of the Lansing Housing Commission is hereby authorized and directed to execute said Contract in quadruplicate on behalf of the Lansing Authority, and the City Clerk is hereby requested to impress and attest the official seal of the City of Lansing on each such counterpart and to forward said executed counterparts, or any of them, to the PHA together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the PHA.

After reading and discussion, it was moved by Commissioner Blackall, supported by Commissioner Owen that the above Resolution be adopted.

The motion was carried by the following vote:

Ayes: Commissioners Blackall, Oliver, Owen, Patterson—4.

Nays: None.

The meeting was adjourned at 2:25 to tour possible sites.

Respectfully submitted,

WILLIAM MATEER,
Housing Director.

OFFICIAL PROCEEDINGS OF BOARD OF ELECTRICAL EXAMINERS OF THE CITY OF LANSING

Proceedings, April 19, 1966

Members present: Howard Lutz, Carl Moore and Keith Norris—3.

Members excused: E. J. Baker—1.

Inspectors present: Donald E. Deal, Ray Dwyer and Dale Hoover—3.

Absent: Dean Battley—1.

Meeting called to order at 7:05 P.M. by Chairman Norris.

The minutes of the April 6th. Special meeting were read and approved by motion.

Gene Franklin, Wesley Brookhouse, Jimmie Hill, James Mercer and Richard Ray applied for Journeyman's examination. Robert Bierwagon applied for Master Journeyman's examination. All examination requests were granted as per information submitted on applications. Examinations started under supervision of Inspector Hoover.

Keith Miller of 4815 Cherryland Street applied for a home owners permit to wire his new home located at 4718 Donald Street. He submitted plan and answered questions readily.

A motion was made by Mr. Lutz, seconded by Mr. Moore, that the permit be granted.

Motion passed.

Harvey Adams of 1605 Hillcrest Street applied for a home owners permit to wire his new home at 1800 Hillcrest. He submitted plans and answered questions to the Boards satisfaction.

A motion was made by Mr. Moore, seconded Mr. Lutz, that the permit be granted.

Motion passed.

Leon Sparks, formerly a licensed contractor in Lansing, requested re-instatement of his Class M. J. license. The Board took this under advisement and Mr. Sparks will be notified of their decision. His address is 905 N. Sycamore Street, Lansing, Mich.

Motion was made by Mr. Lutz that each Board member be mailed a copy of each communication mailed out under the Board's authorization. Seconded by Mr. Moore and passed.

Motion was made by Mr. Moore that the Lansing Board of Electrical Examiners respectfully submit to the Honorable Mayor and City Council, a proposed, revised Lansing Uniform Electrical Code for their consideration and approval, dated April 19, 1966 and seconded by Mr. Lutz.

Motion passed.

Mr. Ron McBride appeared, as requested by the Board, to offer his version of the recent violation, for which he offered a plea of guilty to the Court and for which he was duly sentenced. Mr. McBride offered no excuses for his conduct, but stated that he is expecting to become a legal contractor by accepting a partnership in a firm that is already licensed. He also stated that he intends to be more careful in the future. He was excused at 9:10 P.M. He now resides outside the City of Lansing.

relief valve bearing underwriters labels WITH A TEMPERATURE SENSING ELEMENT AND TEST LEVER, SELF-CLOSING AUTOMATIC RESEATING TYPE VALVE, shall be installed in THE UPPER SIX INCHES OF THE STORAGE WATER TANK ON EACH WATER HEATER. CAPACITY OF THE RELIEF VALVE SHALL BE IN EXCESS OF THE B.T.U. OF THE WATER HEATER INPUT AND SHALL BE TESTED, RATED, AND LISTED BY A.G.A. IN COMPLIANCE WITH A.S.A. Z-21-22—1958. No valve shall be allowed between the relief valve and the hot water tank.

SECTION 65 OF ARTICLE VII OF THE PLUMBING CODE IS AMENDED TO READ AS FOLLOWS:

Sec. 65. Floor Drains and Shower Drains

—A floor drain or a shower drain shall be considered a fixture. SHOWER PANS SHALL BE INSTALLED ON ALL SHOWERS ABOVE GROUND FLOOR EXCEPT PRECAST SHOWER RECEPERS. ONLY 4-POUND SHEET LEAD OR SARALOY 400 SHALL BE PERMITTED FOR USE IN SHOWER PAN LINING.

PARAGRAPH C OF SECTION 100 OF ARTICLE X OF THE PLUMBING CODE IS AMENDED TO READ AS FOLLOWS:

Sec. 100 Materials—

(c) The building sewer shall be of extra heavy cast-iron pipe or vitrified clay sewer pipe ASTM DESIGNATION C-13, WITH PREMIUM JOINTS OF ASTM DESIGNATION C-425, OR TRANSITE PIPE not less than four (4) inches in diameter.

Mr. Gunthrope mentioned that a court case at Grand Rapids regarding the State Plumbing Code, classifying the connection of any drain or waste pipe from three (3) to (5) five feet from the building to the curb or disposal terminal as plumbing. The results of the case had not been determined at this time.

Mr. Glenn Bliss was granted a drain-layers license after completing his second written examination.

A discussion regarding the need for the use of chlorine to sanitize newly installed water lines. Lansing City water normally has about .02 or less ppm cl, would not be adequate to assure safe water, unless the system was flushed thoroughly.

Mr. Dell was to notify the Board members of the next meeting date.

Meeting adjourned at 8:45 p.m.

Respectfully submitted,

G. J. TURNEY,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, May 17, 1966

The May 17th, 1966 meeting of the Housing Commission was called to order by President Oliver at 1:35 P.M.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Absent: Commissioner Owen—1.

The minutes of the meetings of April 26, May 3 and the Special Meeting of May 16, 1966 were read by Commissioners and approved as printed.

COMMUNICATIONS

1. Letter from PHA noting negotiation of welfare schedule.

2. Letter concerning new concept of building.

Motion made by Commissioner Blackall, seconded by Commissioner Clapp that letter and drawings be referred to Prine, Toscheck and Spears Architects.

The motion was carried by the following votes:

Ayes: Commissioner Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

Director's Report

1. Director gave an explanation of how suggested bedroom sizes were determined by PHA Economist.

2. Report of meeting with Welfare Officials to talk over rent schedules. Rent schedule set by the Commission is acceptable to the Welfare, but the procedure for payment of a deposit is questionable. Director pointed out that in some of the future planning stages help from the Welfare Department would be needed.
3. Report from Director concerning "Communication." Meeting held by the Human Relations Committee. Letter (sent to Commissioner Patterson as a member of the Ministerial Alliance) from the State Highway Department concerning the people left in the "corridor" was read by the Director. All property in the "west corridor" is to be vacated by July 1, 1966.
4. A meeting of the Human Relations Public Relations Sub-Committee was held with the Director and Rev. Harris and a report of that meeting was given. Sub-Committee is interested in looking into ways to prepare neighborhoods and communities for low-income families.
5. Report that Annual Contributions Contract has been approved.

PRESIDENT'S REPORT

Meeting with member of Rental Corporation regarding Owner Leases. City Council has approved eleven (11) leases.

COMMITTEE REPORTS — STAFF

1. Report of an interview with M.S.U. student who has a Major in Accounting and a Minor in General Business. He would be required to handle Public Relations for Director and take care of books for two programs the Commission is now involved in. This student would be available after June 13, 1966 and it is the recommendation of the staffing committee that he be put to work as soon thereafter as possible.

Motion was made by Commissioner Blackall, seconded by Commissioner Clapp that report of Staffing Committee be accepted as presented with a recommendation that a person be hired as Administrative Assistant-Accountant with such determination for compensation be made after the necessary procedures are clarified by the Director and the person to be employed.

Upon roll call the Ayes and Nays were as follows:

Ayes — Blackall, Clapp, Oliver, Patterson—4.

Nays — None.

The President thereupon declared said motion to be carried.

UNFINISHED BUSINESS

Proposed Lease between Tenant and Commission was read and discussed by Commissioners. Various changes were submitted.

Motion was made by Commissioner Patterson, seconded by Commissioner Clapp that the attached Tenant Lease be accepted with the necessary changes made, and upon roll call the Ayes and Nays were as follows:

Ayes: Commissioner Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

The President thereupon declared said motion to be carried and said Lease adopted.

There was a general discussion concerning the following:

1. "Turnkey" Program — how many? Of the 500 units approved, 150 have been committed to family and 100 to elderly which leaves 250 which could be used for "turnkey."
2. What about the Architect's Contracts? Contracts have been sent to the Architect's and should be returning any day.

A motion was made by Commissioner Clapp to move the next regular meeting date up one day to June 1st, 1966 at 1:30 P.M. because of the Memorial Day Holiday. Said motion was seconded by Commissioner Blackall, and upon roll call the Ayes and Nays were as follows:

Ayes: Commissioner Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

The President thereupon declared said motion carried.

The meeting was adjourned at 3:05 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, June 1, 1966

The meeting of June 1, 1966 was called to order at 1:40 P.M. by President Oliver.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Patterson, Owen—5.

Absent: None.

The minutes of the meeting of May 17, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from Daverman Inc. requesting execution of contract.
2. Letter from Kiwanis Club of Lansing-Everett demanding information. Director instructed to answer letter informing them that Federal Government procedures are being followed. Discussion followed.
3. Letter from Department of Social Welfare concerning deposit payment.
4. Letter from PHA processing request for funds for leased housing.
5. Letter from PHA approving bonding.
6. Letter from PHA submitting check for leased housing.
7. Letter from PHA submitting check for preliminary planning.
8. Letter from PHA approving budget for leased housing.
9. Letter from PHA sending application forms for additional units.
3. Report on work load of Director. Director has been in contact with proposed accountant. Planning Department proposes to assign a planner to work full time.
4. Report on Turnkey Program. Two developers are interested in this program.
5. Report on Leasing Program. Eleven houses have been leased—one more has been approved by the City Council on May 31, 1966 and is up for the Commissions approval today.
6. Report on plan for new construction.

REPORT OF PRESIDENT

1. Discussion of mis-information concerning sites currently circulating.
2. Discussion of the question of elderly being included in with the family units.

UNFINISHED BUSINESS

1. Architectural Contract read and discussed. Motion made by Commissioner Clapp, seconded by Commissioner Blackall that the following resolution be adopted:

RESOLUTION NO. 26

WHEREAS, the Lansing Housing Commission proposes to enter into a Contract with the Daverman Associates, Inc., 924 Grandville Avenue, S., Grand Rapids, Michigan,

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION, AS FOLLOWS:

The Architectural Contract in substantially the form of PHA-1915 hereto attached is hereby approved and accepted both as to form and substance and the President or Vice-President of the Lansing Housing Commission is hereby authorized and directed to execute said Contract, and the City Clerk is hereby requested to impress and attest the official seal of the Local Authority on each such counterpart.

REPORT OF DIRECTOR

1. Report of meeting with Highway Officials on May 27, 1966 given.
2. Report of status of financial and personnel procedures. Resolution passed by Council on May 31, 1966 was read and discussed.

Upon roll call the Ayes and Nays were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

The President thereupon declared said resolution adopted.

The following Resolution was introduced and read:

RESOLUTION NO. 27

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION that the Operating Budget for the PHA Leased Housing Program for the Fiscal Year ending June 30, 1966 is hereby adopted as submitted.

Motion was made by Commissioner Blackall, seconded by Commissioner Owen and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said Resolution adopted.

After introduction, the following resolution was introduced and read:

RESOLUTION NO. 28

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached lease between the Lansing Board Rental Corporation and the City of Lansing, acting by and through the Lansing Housing Commission, for the property at the following address: 804 N. Jenson, are hereby approved and accepted both as to form and substance and the President or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said lease on behalf of the Lansing Housing Commission.

A motion was made by Commissioner Patterson, seconded by Commissioner Clapp that the foregoing resolution be adopted, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said resolution adopted.

The following Resolution was introduced and read:

RESOLUTION NO. 29

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION that the Request for Approval of Advances Under Preliminary Loan Contract is hereby adopted as submitted.

It was moved by Commissioner Owen and supported by Commissioner Patterson, that the foregoing Resolution be adopted and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said Resolution adopted.

It was suggested by Commissioner Blackall that the Site Committee meet to discuss alternate sites and take an overall look of the city in view of the proposed turnkey sites.

Motion was made by Commissioner Clapp, seconded by Commissioner Blackall that a run down of procedures for selecting and acquiring sites be given to Mr. Lloyd Moles for publication in the newspaper to inform the public, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said resolution adopted.

There was a general discussion of business before the Commission.

Meeting was adjourned at 3:05 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

That property described as:

Z-102-66—900 North Capitol Avenue,

be rezoned from "D-M" Multiple Dwelling District to "D-1" Professional Office District and the "Map" be changed to indicate such transfer;

Therefore, be it resolved, that the City Clerk shall give at least fifteen days notice of a Public Hearing when all persons interested may attend and make any objections they may have to such proposed changes in said Zoning Code.

Resolved further, that such hearing shall be held at the Council Chamber in the City Hall on the 8th day of August, 1966, at 7:30 o'clock p.m., and that notice of such hearing be published in the official publication of said city, as required by law.

Adopted by the following vote:

Unanimously.

By Councilman Belen—

Resolved by the City Council of the City of Lansing.

That the council proceedings of June 27, 1966 page 818 relative rezoning of property—Z-43-66—712 North Pine Street be rescinded to correct zoning ordinance.

Carried:

Referred to Committee on Planning.

Jerry Wurf, International President of Union from Washington, D.C. addressed the council on behalf of the City Employees Local 1320 now on strike.

Alton Tubbs, President of Local Union AFL-CIO spoke on behalf of City employees on strike.

James Ramey from Local 652 spoke in support to City Employees.

Gary Thomas, President of Fire Fighters Union spoke.

By Councilman Dean—

Resolved by the City Council of the City of Lansing.

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant, in the amount of \$114,587.75.

Adopted by the following vote:

Unanimously.

Council adjourned at 9:28 P.M.

THEO FULTON,
City Clerk.

Lansing, Michigan

July 17, 1966

F/M

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, May 3, 1966

The May 3rd, 1966 meeting of the Housing Commission was called to order by President Oliver at 1:40 P.M.

Roll Call:

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson

Absent: None

Communications:

1. Letter from PHA recommending dis-

tribution of bedroom sizes was read and discussed. The Commission requested the Director to obtain additional information to justify the number of one bedroom units.

2. Letter from PHA notifying the Commission of approval of the income limits as submitted.

3. A bulletin from PHA informing the Commission of other Federal Programs available in conjunction with low-rent housing.

Report of Director:

The Director reported that all necessary steps have been taken by the Commission to expedite the Leasing Program. Receipt of the funds is the next step.

The Director also reported that a great deal of interest has been generated in the "Turnkey" Program which will hopefully shorten the time schedule for construction of housing. The Housing Office has been contacted by a number of developers.

Report of Committees:

Site: Commissioner Owen reported a meeting of the Site Committee was held on April 29, 1966 in the Housing Office. Additional site information has been obtained and final recommendations will be made as soon as possible. The Committee is awaiting developments in the "Turnkey" program.

Unfinished business:

Commissioner Blackall reported on a recent visit to Washington at which time a conference was held with the Assistant Council for PHA to discuss the "Turnkey" Program.

The Commission was brought up to date on the most recent changes in the program regulations.

A general discussion followed.

New business:

Commissioner Owen introduced the following resolution for consideration:

That the regularly scheduled meetings of the Lansing Housing Commission be held every other Tuesday for the remainder of May and for the month of June. The next regularly scheduled meeting to be held on May 17, 1966 at 1:30 P.M.

Commissioner Owen moved that the foregoing resolution be adopted, which motion was seconded by Commissioner Patterson, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson

Nays: None.

Meeting was adjourned at 3:00 P.M.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, May 16, 1966

A special meeting of the Lansing Housing Commission held on May 16, 1966 was called to order by President Oliver at 10:00 A.M.

Roll Call:

Present—Commissioners Blackall, Oliver, Patterson.

Absent—Commissioners Clapp, Owen.

The following resolution was introduced by Commissioner Blackall, read in full and considered:

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached leases between the Lansing Board Rental Corporation and the City of Lansing, acting by and through the Lansing Housing Commission, for properties at the

following addresses:

1138 N. Pennsylvania Avenue
1326 Roosevelt Avenue
508 Leshner Place
6327 Hilliard Road
1523 Downey Street
1011 Raider Street
912 W. Lenawee Street
1340 Roosevelt Street
222 S. Sycamore Street
1542 Roosevelt Street
906 Drury Lane

are hereby approved and accepted both as to form and substance with a provision that the ten percent designated for a repair reserve fund be examined after one year for a possible adjustment and the President or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said leases on behalf of the Lansing Housing Commission.

Commissioner Blackall moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Patterson, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes—Commissioners Blackall, Oliver, Patterson.

Nays—None.

The President thereupon declared said motion carried and said resolution adopted.

Commissioner Blackall made a motion which was seconded by Commissioner Patterson, that the Director request the City

Council to approve the above leases, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes—Commissioners Blackall, Oliver, Patterson.

Nays—None.

The President thereupon declared said motion carried.

The meeting was adjourned at 12:00 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, June 14, 1966

Meeting was called to order by President Oliver at 1:40 P.M.

Roll Call:

Present: Commissioners Blackall, Oliver, Patterson.

Absent: Commissioners Clapp, Owen.

Minutes of previous meeting were read and approved as printed.

Communications:

1. Letter from PHA telling of a preliminary visit by a developer. Read and discussed.

Director's Report:

1. Director reported on an invitation to explain program to Lansing-Everett Kiwanis Club. Letter sent to the Kiwanis Club was read to Commissioners and discussed.

2. Financial Report and financial status read and discussed.

Signature cards for bank signed by Director, President and Vice-President.

3. The increasing steps and procedures in "Turnkey" Program was explained and discussed.

Other developers possibly interested in "Turnkey" reported on.

4. Leasing Program: Explanation of procedures followed in leasing program—(inspection, reports of repairs needed, etc.) was given. A meeting has been set to discuss prices, repairs needed and other pertinent data, after which a meeting will be called between the Rental Corporation Members and representatives from the City and Housing Commission.

5. Report of visit from PHA Official from Chicago on Leasing Program. Discussion followed on problems connected with Leasing.

President's Report:

1. Report given on State-owned property as a possible site. Discussion of method to be followed to obtain such land was held. Director to pursue further.

2. The President expressed concern over news coverage on housing resulting from the many agencies and organizations involved in housing. Possible ways of handling were discussed.

3. Private developer possibly interested in building housing for elderly in combination with a nursing home was reported on.

4. Progress of hi-rise site for the elderly was discussed.

Site Committee:

It was reported that the Site Committee met and came up with some alternate site possibilities.

Discussion of possible change in number of units set aside for use in "Turnkey" Program. Tabled until all members of Commission are present.

Number of units that should be built on a "turnkey" project was discussed. It was suggested that Commission should give

prospective developers an idea of what they would accept.

It was also stated that Commission should not be pressured by lack of time, housing, etc. to allow housing that is not the best thing for family life and will not stand up over the years.

Meeting adjourned at 3:05 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, June 28, 1966

The meeting was called to order by President Oliver at 1:40 P.M.

Roll Call:

Present—Commissioners Blackall, Clapp, Oliver, Owen, Patterson.

Absent—None.

Minutes of the meeting of June 14, 1966 were approved as printed.

Communications:

1. Communication from City Clerk in regards to position being established in Housing Commission for Accountant Assistant.

Director's Report:

1. Architect Contracts returned to be redrawn and re-signed on new form.

2. Developer interested in Turnkey for elderly reported on.

3. Report of Communications Meeting held on June 22, 1966.

President's Report:

No Report.

Committee Reports:

No Report.

Unfinished Business:

Resolution for application for 500 additional units was introduced as follows:

RESOLUTION NO. 30

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF APPLICATION FOR A LOW-RENT HOUSING PROGRAM.

WHEREAS the Lansing Housing Commission has found and hereby determines that there is a need for low-rent housing to meet needs not being adequately met by private enterprise within its area of operation:

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE LANSING HOUSING COMMISSION AS FOLLOWS:

The Director-Secretary shall cause to be prepared and the President shall sign and send to the Public Housing Administration, Department of Housing and Urban Development, an application for financial assistance for

(1) 500 dwelling units of low-rent public housing to be provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing and for a preliminary loan in the amount of \$67,500.00.

Discussion followed:

1. A question was asked about what the breakdown of family to elderly would be, and if the breakdown would have to be decided at this time.

The answer was that, yes, the breakdown had to be made at this time, but

could easily be changed by resolution at a later date if found to be necessary, and according to Census figures, the breakdown could be the same as for the last application—300 family, 200 elderly.

2. Commissioner Blackall commented that he would like to see the Commission further along with the present program and would like to build up some experience before making any higher commitment.

Commission members replied that applying for 500 more units does not necessarily commit the Commission to having to build that many, but that they would be available and ready if needed.

Motion was made by Commissioner Clapp, supported by Commissioner Patterson that the above mentioned Resolution be adopted with the breakdown to be 300 family and 200 elderly.

Upon roll call the Ayes and Nays were as follows:

Ayes — Commissioners Clapp, Oliver, Owen, Patterson.

Nays—Commissioner Blackall.

Discussion was called for by Commissioner Clapp to get a unanimous vote.

It was stated by Commissioner Blackall that he was concerned that applying for more units would discourage developers that might be interested in the "turnkey" program.

Commission members stated that it is their aim to get housing the fastest and best way available and since "turnkey" is the fastest method available so far, they are in agreement to use as many of the available units for "turnkey" as needed, and want to have enough so as not to discourage any developer interested.

It was moved by Commissioner Blackall, supported by Commissioner Clapp to reconsider the above resolution with the following addition:

"BE IT FURTHER RESOLVED, that primary consideration in the distribution of these units be those involved with the Turnkey Housing Program."

Upon roll the call the Ayes and Nays were as follows:

Ayes—Commissioners Blackall, Clapp, Oliver, Owen, Patterson.

Nays—None.

A motion was then made by Commissioner Clapp, supported by Commissioner Owen to approve the amended Resolution. Upon roll call the Ayes and Nays were as follows:

Ayes—Commissioners Blackall, Clapp, Oliver Owen, Patterson.

Nays—None.

The President thereupon declared said motion carried and said Resolution adopted.

Mr. Folkers of the Urban Redevelopment Department discussed the site within the Urban Renewal Project that the Commission is interested in for a Hi-rise for the elderly. He commented on the size, surrounding buildings, how much of the site had already been acquired and explained to the Commission that the following things could be done even before acquisition of the land: Consult with the architect, get preliminary plans, write letter to Urban Renewal Board formally asking that the land be reserved for housing for the elderly, clear with Building Department, Planning Department, have Commission Architect talk with Architect of Parking Ramp.

Discussion followed.

The following Resolution was introduced:

RESOLUTION NO. 31

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached leases between the Lansing Board Corporation and the City of Lansing,

acting by and through the Lansing Housing Commission, for the properties at the following addresses:

929 N. Cedar
1336 Roosevelt

are hereby approved and accepted both as to form and substance and the President or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Leases on behalf of the Lansing Housing Commission.

Question by Commissioner Clapp—Will the Director assure the Commission that these two properties and their rent will not put the operation in the red?

The Commission was assured that it would not.

It was moved by Commissioner Clapp, supported by Commissioner Owen that the above Resolution be adopted, and upon roll call the Ayes and Nays were as follows:

Ayes — Commissioner Blackall, Clapp, Oliver, Owen, Patterson.

Nays—None.

The President thereupon declared said Resolution adopted.

Discussion followed on methods to obtain State owned property, other possible sites and methods of screening and accepting properties for leasing. Approval of property for leasing and the acceptance of rental rates was left up to the discretion of the Director.

It was suggested that the appropriate appraisals forms be obtained.

The Commission expressed a desire to continue meeting every two weeks for the balance of the summer months and a motion was made by Commissioner Blackall, supported by Commissioner Clapp to extend the date on Resolution No. 22 to in-

clude bi-weekly meetings through July and August.

Upon roll call the Ayes and Nays were as follows:

Ayes—Commissioners Blackall, Clapp, Oliver, Owen, Patterson.

Nays—None.

The President thereupon declared said motion carried.

The meeting was adjourned at 3:20 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

Mayor Murningham named Councilmen Buhl and Moore to meet with Mr. VanDyke.

By Councilman Dean—

Resolved by the City Council of the City of Lansing:

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant, in the amount of \$69,795.61.

Adopted by the following vote:

Unanimously.

Council adjourned at 8:53 P.M.

THEO FULTON,
City Clerk.

Lansing, Michigan

August 29, 1966

F/C

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, August 9, 1966

The meeting of the Housing Commission was called to order by President Oliver at 1:30 P.M.

ROLL CALL

Present: Commissioners Oliver, Owen, Blackall—3.

Absent: Commissioners Clapp, Patterson—2.

The minutes of the July 12 and July 21, 1966 meetings were approved as printed.

The minutes of the July 26 meeting (no quorum) were read and discussed.

COMMUNICATIONS

1. Letter from Regional Director approving Cooperation Agreement. Discussion
2. Letter from State Civil Rights Commission asking Housing Director to serve on Committee.

The Director was directed by Commission not to serve because of housing duties, and to recommend that Mr. Letts, Human Relations Director serve on the Committee.

3. Memos from State Officials read and discussed. Mr. Decker (a visitor) questioned rental figures that the State Highway Department charges.

REPORT OF DIRECTOR

1. Discussion of Resolution to Personnel Committee.
2. The following Resolution was introduced and read:

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached lease between the Lansing Board Rental Corporation and the City of Lansing, acting by and through the Lansing Housing Commission, for the property at the following address;

803 W. Lenawee

is hereby approved and accepted both as to form and substance and the President or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Lease on behalf of the Lansing Housing Commission.

After discussion, it was moved by Commissioner Blackall, supported by Commissioner Owen that said lease be approved and said Resolution adopted. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen—3.

Nays: None.

The President thereupon declared said motion adopted.

REPORT OF PRESIDENT

Mrs. Oliver discussed knowledge obtained at a Mobile Home Seminar she attended Friday, August 5, 1966 at Capitol Park Motel. Not recommended for use in Commissions situation — space requirements too great—costly to move.

Legislative report — No bills far enough along — all in committee. Bill No. H3781 (Dingwell) (displacement of business and people) still in Committee. Discussion on possible bills.

SITE COMMITTEE REPORT

Report of tour of Site Committee.

Mr. Decker discussed a possible site.

UNFINISHED BUSINESS

Mr. Tom Freeman presented a brochure prepared on the leased housing program. Discussion followed on persons brochures should be mailed to.

NEW BUSINESS

The following Resolution was introduced:

RESOLUTION NO. 37

WHEREAS, a trip to Washington, D. C. by the Director on August 10 and 11, 1966, is essential to the conduct of its low-rent housing program,

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION, that said trip is hereby authorized.

A motion was made by Commissioner Owen, supported by Commissioner Blackall that the above Resolution be adopted.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen—3.

Nays: None.

The President declared motion carried and said Resolution adopted. Mr. Blackall took over the meeting.

Mrs. Oliver introduced a resolution for consideration.

Commissioners Blackall and Owen expressed a desire for more time for study.

Commissioner Owen moved to table the resolution. Motion was supported by Commissioner Blackall. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Blackall, Oliver, Owen—3.

Nays: None.

The motion was carried.

The meeting was adjourned at 3:30 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, July 12, 1966

The meeting of the Housing Commission was called to order by President Oliver at 1:40 P.M.

ROLL CALL

Present: Commissioners Oliver, Owen, Patterson—3.

Absent: Commissioners Blackall, Clapp—2.

COMMUNICATIONS

1. Council Resolution approving application.
2. Bulletin announcing the change of name from Public Housing Administration to Housing Assistance Administration.
3. Discussion of "turnkey" developer program and plans.

4. Report of meeting held by Civil Rights Commission.
5. Report of meeting held with Capital Area Economic Opportunity Staff to find ways to help in relocation problems, etc.
6. Discussion of policies needed; to be established in the future—travel policies, personnel policies, condemnation procedures.

PRESIDENT'S REPORT

Report of negotiations for rental of properties with members of Rental Corporation.

COMMITTEE REPORTS

Site: Report of meeting with "Turnkey" developer interested in building for elderly.

UNFINISHED BUSINESS

1. Discussion of leasing program — report of tenants, condition of houses, inspection of houses, etc.

NEW BUSINESS

1. Discussion of Leasing Budget for 1966-1967. Resolution concerning same was introduced as follows:

RESOLUTION NO. 32

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION that the Operating Budget for the Housing Assistance Administration Leased Housing Program for the Fiscal Year ending June 30, 1967 be hereby adopted as submitted.

A motion was made by Commissioner Owen, supported by Commissioner Patterson that the foregoing Resolution be adopted, and upon roll call the "Ayes" and "Nays" were as follows:

2. The following Resolution was introduced and read.

Ayes: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

RESOLUTION NO. 33

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached lease between the Lansing Board Rental Corporation and the City of Lansing, acting by and through the Lansing Housing Commission, for the property at the following address:

1918 New York

is hereby approved and accepted both as to form and substance and the President

or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Lease on behalf of the Lansing Housing Commission.

A motion was made by Commissioner Patterson, supported by Commissioner Owen and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Oliver, Owen, Patterson—3.

The President thereupon declared resolutions adopted.

The meeting was opened for Election of Officers.

A motion was made by Commissioner Owen that Mrs. Oliver be renominated for President. Motion was supported by Commissioner Patterson. Motion made by Commissioner Owen, supported by Commissioner Patterson that nominations be closed and President Oliver be elected unanimously. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

A motion was made by Commissioner Patterson, supported by Commissioner Owen that Commissioner Blackall be nominated for Vice-President and that the nominations be closed. Upon the roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

The President declared the above motions carried.

A motion was made by Commissioner Owen, supported by Commissioner Patterson that William Mateer be reelected as Secretary. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Oliver, Owen, Patterson—3.

Nays: None.

The President thereupon declared the motion carried.

The meeting was adjourned at 3:05 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Special Meeting, July 21, 1966

The Special Meeting of the Housing Commission was called to order by President Oliver at 10:10 A.M.

A motion was made by Commissioner Clapp, supported by Commissioner Owen that the following Resolution be adopted:

ROLL CALL

Present: Commissioners Clapp, Oliver, Owen, Patterson—4.

Absent: Commissioner Blackall—1.

A Developer was introduced to Commissioners and discussed previous plans that had been rejected.

There was a detailed discussion concerning the number of units per site and the number of children that would be involved.

Developer stated that restrictions (Federal, City and Developer's own) and Economic feasibility all determine the direction a developer goes. The price of land and building costs (which are high in Lansing) are factors also. A 50 unit per site project would not be economically feasible.

Site plans were shown to the Commission members and were thoroughly discussed. Questions concerning elementary school capacity in vicinity and what schools are in the area, what play area and parks are available or will be available were discussed by the developer.

Discussion of streets — dedicated to city or owned by development. City requires 66 feet of right away if they are to own and maintain—with no backing out of drives directly onto the roads. Question—Could City afford to be more flexible since streets would be dead end streets? To be investigated.

RESOLUTION NO. 34

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The Development Program for Project Number 58-5 in substantially the form of PHA 1964 hereto attached is hereby approved and accepted both as to form and substance and the President or Vice-President of the Lansing Housing Commission is authorized to execute said Program on behalf of the Local Authority.

Upon roll call, the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Clapp, Oliver, Owen, Patterson—4.

Nays: None.

The President declared motion carried and said Resolution adopted.

Discussion continued on the following:

Shopping in the area, proximity to employment, floor plans, bedroom breakdown, how development will affect the neighborhood, etc.

The meeting was adjourned at 11:00 a.m.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, August 23, 1966

The meeting of the Housing Commission was called to order by President Oliver at 1:30 P.M.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen, Patterson—4.

Absent: Commissioner Clapp—1.

Minutes of the previous meeting were read by the Commissioners and approved as printed.

COMMUNICATIONS

1. Letter from Regional Director of Development approving Architect's Contract.
2. Communication concerning issuance of additional planning funds.

REPORT OF DIRECTOR

1. Discussion of meeting with Mrs. McGuire in Washington, August 11, 1966, regarding Turnkey proposal.
2. Submission of Turnkey Proposal to Chicago H.A.A. Office.
3. Discussion of progress under the conventional program. Alternate sites have been submitted and are awaiting approval.
4. Other Turnkey proposals discussed.
5. Progress report on FHA proposed program.
6. Personnel procedures and resolution discussed. Resolution has been referred to the Personnel Committee of the Council.
7. Discussion of possible plans for a TV Program.

REPORT OF PRESIDENT

1. Meeting was held between Redevelopment Director and Architect for elderly project. Architect has viewed property in Urban Renewal area and has made several suggestions.
2. Report of meeting with Board Rental Corporation about property inspections and rental prices.

Motion was made by Commissioner Blackall, supported by Commissioner Patterson that President Oliver be empowered to negotiate rental prices with Board Rental Corporation if there is any disagreement. Upon roll call, the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen, Patterson—4.

Nays: None.

The President thereupon declared motion carried.

3. Report made of further housing to be acquired and demolished due to cloverleaf change at Cedar for I-496. Also private industry reported to be acquiring more houses in near future.

UNFINISHED BUSINESS

Discussion was held concerning the procedures to obtain State Owned Property—if it is legally possible—if Resolution can be introduced to Legislature etc.

A motion was made by Commissioner Owen, supported by Commissioner Patterson that a letter be written to City Attorney asking him to look into all aspects of legality of obtaining State Land and if a resolution, if required, can be introduced to the Legislature in the fall session.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Blackall, Oliver, Owen, Patterson—4.

Nays: None.

The President thereupon declared motion carried.

After discussion, a motion was introduced by Commissioner Owen, supported by Commissioner Patterson that meetings every other week be continued until such time as the President or the Director deem it necessary to hold meetings more often.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Blackall, Oliver, Owen, Patterson—4.

Nays: None.

The meeting was adjourned at 2:35 P.M.

Respectfully submitted,

WILLIAM MATEER,
Housing Director.

OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

Proceedings, August 2, 1966

Meeting called to order at 7:35 P.M. by Chairman Ramona J. Bretz.

ROLL CALL

Present were: Black, Bretz, Heino, Manz, Reynolds and Siebert—6.

Absent: Fink—1.

HEARINGS

Z-112-66

Mr. Donald Miles appeared in behalf of the petition to rezone the property at 3413 West Jolly Road, from "A" one family residential to Community Unit Plan, revised to "D-M" multiple by letter of July 25, 1966. Mr. Miles presented a petition from the surrounding property owners, together with a basic drawing of what he proposes to develop on the property. He plans 18 residential units. He further added that the area is somewhat run down.

Mr. Reynolds asked if the petition from the people on Wexford Road were in favor of this development, and was advised that they are. Mr. Reynolds asked if they understand what the petitioner wanted to develop on the property and advised that they do.

Mr. Fink asked if Mr. Miles would have any objections to submitting a plan for Community Unit, and the petitioner advised that he had talked to the staff after originally submitting a Community Unit Plan and the staff recommended the "D-M"

request. Mr. Fink then commented on the increase of density permitted under the "D-M" compared to the Community Unit.

Mr. Fink asked for a unit breakdown, and was advised that the plans call for 12 two-bedroom and 6 one bedroom.

Mr. Siebert asked if there would be one entrance off Jolly Rd., and was advised that there would be two. The fire lane would come in from either way.

Matter was referred to the Zoning Committee.

Z-127-66

Mr. John P. Williams appeared in behalf of the petition to rezone the property at 600 S. Logan street, from "E-1" drive-in shop to "F" commercial district, and was advised he did not wish to make any comments.

Mr. Black asked the proposed use of the property, and was informed that he wanted to use it for a dry cleaners.

The Secretary then asked if he was now in the path of I-496 and the petitioner answered "that's right."

Mr. Reynolds then asked if they just picked up the cleaning, and Mr. Williams stated that they do the complete cleaning work.

Mr. Reynolds then inquired if the light industrial zoning were needed and the Secretary advised that this would depend on the number of employees.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, September 6, 1966

The meeting of the Housing Commission was called to order at 1:35 P.M. by President Oliver. Vice-President Blackall was requested to take over the meeting for the President.

ROLL CALL

Present: Commissioners Blackall, Oliver, Owen—3.

Absent: Commissioners Clapp, Patterson—2.

The minutes of the previous meeting were approved as printed.

COMMUNICATIONS

1. Letters from H.A.A. regarding sites. Discussed.
2. Information on Capitol Grange Senior Citizen's Housing read and discussed.
3. Resolution from City Council read and discussed.
4. Letter of information on Conference on Aging September 26 to 28 in Ann Arbor. Discussion of possible interest by some Commissioners in attending at least one session.

REPORT OF DIRECTOR

1. A report was given on each of the Turnkey Projects under consideration listing the progress of each. Discussion followed.

2. Report was given on conventional low-rent progress. Meeting to be held with architect for family units.

Attorney looking into State property acquisition.

3. Discussion of possible sites and of high land cost; the necessity of finding lower cost land and the alternatives—going further out (which might mean annexation and running sewers out to); condemnation (which takes time) or Urban Renewal buying land and selling it to Commission.

4. High-rise site for elderly discussed. Land should be cleared by the end of the year.

5. Report on Leased Housing given and the effects of the news release on need for rental housing. Have had more than 20 inquiries and have inspected 9. One two family house now under lease. Total dwelling units under lease is 20.

A meeting was held with State Officials to discuss State-owned houses that are vacant. State Officials are working on plan.

UNFINISHED BUSINESS

Discussion of how to circulate pamphlets on low-rent housing. Suggestions made to take to service Clubs, Council of Churches to pass out, etc.

NEW BUSINESS

The following Resolution was introduced:

RESOLUTION NO. 38

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached leases between the Lansing Board Rental Corporation and the City of Lansing, acting by and through the Lansing Housing Commission, for the properties at the following addresses;

1220 W. Hillsdale

624 Park Place

are hereby approved and accepted both as to form and substance and the President or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Leases on behalf of the Lansing Housing Commission.

BE IT ALSO RESOLVED, that the attached lease between Mr. Stanley Koks and the City of Lansing, acting by and through the Lansing Housing Commission, for the property at;

836 Seymour

is hereby approved and accepted both as to form and substance and the President or Vice-President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Lease on behalf of the Lansing Housing Commission.

A motion was made by Commissioner Owen, supported by Commissioner Oliver that Resolution No. 38 be approved. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioner Blackall, Oliver, Owen—3.

Nays: None.

The Vice-President thereupon declared said Resolution adopted.

After discussion it was moved by Mrs. Oliver, supported by Commissioner Owen that payment be made to the Planning Department for technical services rendered. Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen—3.

Nays: None.

The Vice-President thereupon declared said motion carried.

Discussion followed concerning where the breakoff point should be for Commission approval before the spending of funds for payment of bills. It was suggested that in consideration of the amount of money that the Commission is handling, that \$500.00 is an adequate figure, with quarterly overall financial reports being made.

A motion was made by Commissioner Oliver, supported by Commissioner Owen, that checks may be issued without prior Commission approval for up to \$500.00. Anything over that amount must be approved by the Commission in advance.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Oliver, Owen—3.

Nays: None.

The Vice President thereupon declared said motion carried.

The Meeting was adjourned at 3:30 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE PARK BOARD OF THE CITY OF LANSING

Proceedings, September 14, 1966

The meeting was called to order by President Hewes.

Present: Hewes, English, Burnham, Carter, DesRochers, Hartley, Miller—7.

Absent: Sheets—1.

Minutes of the meeting August 10, 1966 were approved as written.

COMMUNICATIONS

News release from Historical Society of Michigan relative to Olds mansion.

Placed on file.

Letter from Lansing Fire Fighters requesting Parks for Flag Football League.

By the Recreation Committee—

That permission be granted as requested to Fire fighters Local No. 421 for the use of Washington Park and Quentin Park, commencing September 17, 1966 and to continue for eight Saturdays, for Flag Football League games.

Carried.

Letter from Public Service Board relative to closing Dakin Street bridge.

Placed on file.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, October 4, 1966

The October 4th Housing Commission meeting was called to order by President Oliver at 1:35 P.M.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent: None.

Minutes of the meeting of September 20, 1966 were approved as printed.

1. Letter from Housing Assistance Administration approving Turnkey site.

Discussion of Utility Study and analysis—Commission paid or tenant paid utilities, etc. Suggestion made that wiring and pipes be put in so that check meters may be added at any time at minimum expense.

REPORT OF DIRECTOR

1. Report given of Turnkey progress.

2. Conventional Program: Meeting to be set up with City Council on Sites. Discussion with Architect on Urban Renewal site. Architect preparing a proposal to be presented to Urban Renewal Board.

3. Discussion of hearing to be held in relation to hotel being converted into a senior citizen apartment unit.

4. Report of meeting with Highway Officials. Meeting held in Mayor's Office. Highway Department has asked for some kind of schedule on housing and assurances that housing would be available when needed for clearance of east corridor. Mayor has suggested that a Relocation Office be set up in Highway area to assist persons seeking relocation services.

Mr. Ed Brown of Planning Department was asked to explain plans for extension of Capitol Avenue.

Pictures of Developers projects in another city were passed among Commissioners. A favorable report was received

from talks with Planning Department, Housing Office and Building Department Officials who have worked with this firm.

Letter from Architect was read and a proposed site plan change was shown. Architect would like to start elderly projects as soon as possible without waiting for School Board decision concerning land swap.

Planning Department agreed to iron out details with Architect. Site plan was agreeable to Commissioners with the exception of a few minor changes involving the match of streets.

Site plan from another Developer shown and discussed. It has the tentative approval of the Chicago Housing Assistance Administration Office. Public Hearing schedule not set up as yet.

REPORT OF LEASING PROGRAM

The possibility of the Housing Commission leasing a part of the Abbey Court Complex was introduced and discussed. Some of the points discussed were:

Management, and the problems involved (Pulling staff away from other important projects, etc.)

The rehabilitation of the buildings and the neighborhood.

Possible problems due to the reputation of the complex.

Screening of families before placement.

After a poll of the Commissioners, a motion was made by Commissioner Clapp, supported by Commissioner Patterson to table matter under discussion, without prejudice, until the next meeting.

Upon roll call, the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Clapp, Blackall, Owen, Patterson—4.

Nays: Commissioner Oliver—1.

The President thereupon declared said motion carried.

Houses under lease to the Commission were reported upon by Accountant-Assistant. 20 houses now under lease—4 more up for approval today.

A report was given on the process of inspecting houses and setting up leasing procedures.

NEW BUSINESS

The following Resolution was introduced and discussed:

RESOLUTION NO. 41

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached leases between Noel V. Maxam and the City of Lansing, acting by and through the Lansing Housing Commission for the properties at the following addresses;

2321 Creston

4104 Richmond

618 Cooper

2420 S. Logan

are hereby approved and accepted both as to form and substance and the President or Vice President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Leases on behalf of the Lansing Housing Commission.

A motion was made by Commissioner Owen, supported by Commissioner Blackall that the above Resolution be approved, and upon roll call, the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Clapp, Blackall, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said motion carried and said Resolution adopted.

A report was given of the amount due the Lansing Board Rental Corporation. A motion was made by Commissioner Patterson, supported by Commissioner Clapp that the Commission pay \$2,241.00 to the Lansing Board Rental Corporation for rent due on 18 houses for the month of October.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Clapp, Blackall, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared above motion carried.

A report of participation in a Conference on Aging in Ann Arbor on September 27, 1966 was given by President Oliver.

The Meeting was adjourned at 3:45 P.M.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Special Meeting, October 11, 1966

A Special Meeting of the Housing Commission was called by the President by sending the following letter:

"You are hereby notified that the Commissioners of the Housing Commission of the City of Lansing, Michigan, are called to meet in special session at 1:30 P.M. on Tuesday, October 11, 1966, at the City Hall—4th Floor, for the following purpose:

Discussion of Abbey Court

The meeting was called to order by President Oliver at 1:35 P.M.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent: None.

Mr. Lee Hamrick, owner of the Abbey Apartments explained the background of the problems he has had and requested the Housing Commission take over 14 units of the Apartments which are now vacant.

Mr. Hamrick stated that all repairs have been completed that were ordered by the City Building Department and Fire Marshall, except for fire doors in the basement.

Mr. Mateer inquired about the electrical repairs that the Building Department had requested.

Mr. Hamrick stated that he did not recall that the letter he received had stipulated any, but would check with the Building Department.

There was a general question period in which the following questions were asked of Mr. Hamrick:

- Q. Why do you want the Commission to take over the Apartments?
- A. It would be a good place for the City to place people in need of housing and good for the apartments to have the City take over the management.
- Q. How will the fact that the City takes over the apartments improve the neighborhood?
- A. By the very fact that the City has an interest in the property, the connotation would be different.
- Q. If the Commission takes over the apartments, would you be willing to do something about the way the court is lighted?
- A. There are gas lights in the court and they will be repaired and turned on by Consumers Power.
- Q. What about putting flood lights in the back by the fence?
- A. Floods can be attached to the buildings to light up the area in back of the buildings and this will be done.
- Q. What has happened in the past when destruction has occurred?
- A. Have gone to police, signed warrants. Mayor has promised complete cooperation of the Police Department. Have gotten rid of families that were trouble makers.
- Q. Would you be interested in Leasing the balance of the apartments as they become vacant? Commission would be in a better position if they could have the total amount.
- A. Only as the people living in these apartments find homes and move. Would prefer not to put them out.

Will work with the Commission as the apartments become available. May be 6 months or more.

There is an on-the-premises manager who may work on a shared basis. Next

spring all of the grass area will be sodded and flowers will be planted.

- Q. Suppose vandalism occurs after we have leased the apartments, will it be a Federal offense?
- A. (Mr. Mateer) No. It will be considered a "Civil Commotion." Owner will have to pay the damages (as stated in Lease).
- Q. What has been done in the area of the fence?
- A. Nothing, but the fence will be repaired and the floods should light up the area.

Mr. Hamrick was asked to leave the meeting so that the Commission could discuss the matter.

After discussion, it was generally agreed that this was a troubled spot; that there would be headaches, but that one of the original ideas of the Leasing Program was to help rehabilitate areas. It was thought by some that the management problems may be simplified by having units together rather than scattered; that the Commission would want to be certain that if it was to be done, it be done well, without the present staff having to neglect more pertinent areas.

- Q. How much staff time will it take and how much would it harm other project?
- A. Probably no more time than if units were scattered.
- Q. Can more staff or help be obtained?
- A. It is hoped that help may be forthcoming from the Poverty Program by obtaining more help for the Relocation Officer.

Each apartment would be leased as individual units as they became ready. Leases would be signed same day that the tenants move in.

A motion was made by Commissioner Owen, supported by Commission Patterson, that the Director and President be authorized to enter into a lease with the owner of the Abbey Apartments as units become available and that this is done only with the understanding that the Commission have the full cooperation of all City Agencies and Departments.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Clapp, Oliver, Owen, Patterson—4.

Nays: Commissioner Blackall—who read the following statement into the minutes:

Because of the definite need in the City of Lansing for housing for all families, but particularly those in the low-income area, I felt that a statement explaining my "no" vote on the proposed Abbey Court leasing

proposal is in order. While I strongly favor the Section 23 Leasing Program in its entirety, I must oppose the proposed leasing of the Abbey Court Apartment Units.

"While all other leasing arrangements undertaken by the Lansing Housing Commission appear to be running very well, it must be remembered that these units are on all single locations—individually and scattered throughout the City of Lansing. The Abbey Court property would be the first attempt to enter into a multiple management agreement.

I can foresee trouble in this particular arrangement due to:

1. Location of the units in an area which is now considered by many people to be dangerous and highly volatile due to the socio-economic factors present in the neighborhood surrounding all sides of the property in question.
2. Regardless of how well the occupants for the proposed units are screened, and I might say protected from the surrounding influences, there is still sure to be a filtering through process involving the surrounding neighborhood which could cause problems that may require investigations and extra time expended by the employees of the Lansing Housing Commission, including the Director. Any extra effort that would be necessary in solving problems that could very well arise in this small portion of our overall program of aims and objectives is going to take important time away from the far greater area of need at this time; that being the proposed projects by private developers for the housing of several hundred low-income families and over one hundred senior citizens. The full resources of this office must be put in the latter direction and no problems of the sort that have a distinct possibility of occurring in the area under discussion should be allowed to sap the energies of the Commission staff.
3. I can also see some resentment arising from within certain minority groups because of the location of a leased housing program within this geographical area. While certainly not this Commission's intent, this action could be construed by some parties as serving to be harmful rather than helpful to the problems of the housing of minority

groups in that by our action we are putting people back into what is recognized as a predominately minority neighborhood rather than attempting to take them out of this environment.

4. Lastly, because of the possibilities present that trouble might occur with this project, should we agree to undertake it, the adverse publicity connected with it could have a very damaging effect on both the Leasing Program and the work of the Lansing Housing Commission as a whole.

Because of the gravity of this question and the possible precedent our action may be taking in negotiating future leasing arrangements, I feel that an explanation of my negative vote is in order and I ask permission that the contents of this statement be added to the official proceedings of this meeting.

Respectfully submitted,

BRUCE E. BLACKALL,
Commissioner."

The President declared the above motion to be carried.

It was moved by Commissioner Owen, supported by Commissioner Patterson that the Director request that the Mayor (with the signature of the Director and the Human Relations Director) write a letter to all governmental and private agencies involved stating that an attempt to rehabilitate this area is being made and that their complete cooperation will be needed.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays: None.

The President thereupon declared said motion carried.

The meeting was adjourned at 3:00 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, November 1, 1966

The meeting of the Housing Commission for November 1, 1966, was called to order by Vice-President Blackall at 1:40 P.M.

ROLL CALL

Present: Commissioners Blackall, Clapp, Owen—3.

Absent: Commissioners Oliver, Patterson—2.

Minutes of the previous meeting and the special meeting were approved as printed.

COMMUNICATIONS

1. Letter from Housing and Urban Development Washington office adjusting Annual Contribution.
2. Letter from Developer submitting preliminary plans.
3. Letter from Developer proposing a project.

DIRECTOR'S REPORT

1. Report of visit of Assistant Director of Housing from Detroit along with representative from Detroit Board of Realtors interested in our Leasing Program.
2. Report of PTA meeting and talk given October 11, 1966.
3. Hearing on Hotel Roosevelt for Elderly held on October 13, 1966.
4. Progress report on Abbey Apartments given. Discussion of Resident-Overseer working for Commission in present capacity.
5. Discussion of Project 58-5. There have been meetings held between Developer, School and City Officials to discuss exchange of property and correspondence between Developers' architect and School Board Architect regarding site plans and school street plans. Meeting to discuss park land to be held.

6. Urban Renewal Site for elderly discussed. Copy of Ordinance sent to Architect. Proposal to be sent by Architect to Urban Renewal Board.

7. Report was given on information received from City Attorney regarding acquisition of State Land.

REPORT OF COMMITTEES

Personnel: Maintenance man to be hired for repair work on Leased housing. To be paid from Reserve Funds.

Appraisal: Meeting held with possible appraisers. Appraisers are to give land appraisals and cost estimates of completed project.

NEW BUSINESS

The following resolution was introduced and read:

RESOLUTION NO. 42

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached leases between the City of Lansing, acting by and through the Lansing Housing Commission and

Mr. Stanley B. Koks for the property located at 1013 Beech.

Mrs. Leonore M. Kessler for the property located at 138 Garden Street, and

The Lansing Board Rental Corporation for the property located at 301 S. Francis and 921 North Pennsylvania Ave., are hereby approved and accepted both as to form and substance and the President or Vice President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Leases on behalf of the Lansing Housing Commission.

It was moved by Commissioner Clapp, supported by Commissioner Owen that Resolution No. 42 be approved, and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Owen—3.

Nays: None.

The motion was thereupon declared carried and Resolution adopted.

It was moved by Commissioner Owen, supported by Commissioner Clapp that the following Resolution be adopted:

RESOLUTION NO. 43

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached Leases between the City of Lansing, acting by and through the Lansing Housing Commission and J. Lee and Peggy J. Hamrick for the property located at the following addresses;

720 W. Lenawee—5 apartments

724 W. Lenawee—2 apartments

are hereby approved and accepted both as to form and substance and the President or Vice President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Leases on behalf of the Lansing Housing Commission.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Owen—3.

Nays: None.

The Motion was declared carried and said Resolution adopted.

The following Resolution concerning Travel Policy as required by the Housing Assistance Administration was introduced and discussed:

RESOLUTION NO. 44

Whereas, the employees and/or Commissioners of the Lansing Housing Commission will be required to travel in the conduct of the business of the Lansing Housing Commission, and

WHEREAS, a travel policy must be established to regulate this travel,

THEREFORE, BE IT NOW RESOLVED that the attached Travel Policy is hereby approved and adopted.

Travel Policy on file.

A motion was made by Commissioner Clapp, supported by Commissioner Owen that the above Resolution be adopted and upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Owen—3.

Nays: None.

The motion was declared carried and the above Resolution adopted.

After discussion, a motion was made by Commissioner Owen, supported by Commissioner Clapp, that approval for the following expenditures be given:

1. Returned to Housing Assistance Administration, unearned Annual Contribution funds in the amount of \$2,092.33.
2. Rent in the amount of \$2,537.91 to the Lansing Board Rental Corporation for the month of November for 20 houses.
3. Payment to the Lansing General Fund to cover expenses including Salaries, Insurance, FICA etc. for the first quarter of this fiscal period in the amount of \$6,914.29.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Owen—3.

Nays: None.

The motion was declared carried.

UNFINISHED BUSINESS

A resolution is required to authorize the Director to sign the Development Program to be submitted to Chicago Housing Assistance Administration. After discussion, it was moved by Commissioner Clapp, supported by Commissioner Owen, that the following Resolution be adopted:

RESOLUTION NO. 45

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The Development Program for Project No. 58-7 in substantially the form of PHA 1964 hereto attached, is hereby approved and accepted both as to form and substance and the Director of the Lansing Housing Commission is authorized to execute said Program on behalf of the Lansing Housing Commission.

Upon roll call the "Ayes" and "Nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Owen—3.

Nays: None.

The motion was declared carried and said Resolution adopted.

There was a general question and answer session in which Mr. Dick Padgett, Urban League Office, and Mr. Reives of the Cristo Rey Housing Committee asked questions of the Commission members.

The meeting was adjourned at 3:25 P.M.

Respectfully submitted,
WILLIAM MATEER,
Secretary.

indicative of the need for recreation centers." The Director stated that there should be some form of recreation for youths on holidays and also keep recreation centers open in the evenings during the summer months. Chairman Lundberg will check this with Mr. Harold Moore at his next meeting with him.

On July 1, 1964, there were 13 recommendations submitted to the Human Relations Committee. The recommendations were aimed at curing the social and economic ills that breed violence in a city. Chairman Lundberg requested that the sub-committee meet again soon to see if the 13 recommendations have been met. Problems of youth unrest were referred to the Education and Recreation Subcommittee. Rev. Faiver brought up another point which was discussed—the relationship between the police and youths. Rev. Faiver stated that police officers should be out of uniform during some of the supervision

of youth activities and should mingle with the youth.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Chairman Lundberg stated that seeing as the deadline for the evacuation of the I-496 East Corridor is close, that some more cross-communication meetings between City and State Officials should be scheduled—the first meeting to be scheduled for the first week in December.

Meeting was adjourned at 5:55 p.m.

Respectfully submitted,
JAN THOMPSON,
Secretary.

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, November 15, 1966

The November 15th meeting of the Housing Commission was called to order by President Oliver at 1:45 P.M.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Absent: Commissioner Owen—1.

COMMUNICATIONS

1. Letter from Architect comparing costs of "Turnkey" and Conventional Program.

Director's Report

1. Report on Chicago Conference on Project 58-7 on November 18, 1966.
2. Discussion of Project 58-5. Agreement made on land swap with School Officials. Architect drawing site plan.
3. Report of meeting with Cristo-Rey Housing Committee.

4. Report on sites.

5. Leasing Program discussed by Accountant-Assistant. 35 units under lease. Maintenance man getting repairs caught up.

Discussion of Abbey Court. Repairs that have been completed, and those that have not been completed were discussed. No report of vandalism in section of Court Commission has taken over. Lighting in Court has not been completed—back or front.

6. Financial Statement and Personnel Policy will be ready for November 29th meeting.

PRESIDENT'S REPORT

Question raised by President about owners of Urban Renewal Property (for Senior Citizen Project) and what could be done to speed matters along.

Site material submitted by Architect for project shown to Commission and discussed. Formal appraisal of property to be made.

A motion was made by Commissioner Clapp that Commission give preliminary approval to general ideas expressed in site plan of Architect, both as to size and layout. The motion was supported by Commissioner Blackall and upon roll call, the "ayes" and "nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

Discussion of a site for other Architect now under Contract was held.

Also discussed was the question of "turnkey" over the conventional method of Public Housing—and what the country-wide trend seems to be.

NEW BUSINESS

Appraisers to be used for 58-7 were named and the following Resolution introduced:

RESOLUTION NO. 46

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The Proposal for Appraisals for Project No. 58-7 in substantially the form PHA 1970 hereto attached, is hereby approved and accepted both as to form and substance and the Director of the Lansing Housing Commission is authorized to execute said proposal on behalf of the Lansing Housing Commission.

"Form 1970—Proposal for Appraisals on file."

It was moved by Commissioner Blackall, supported by Commissioner Patterson that the above Resolution be approved and upon roll call the "ayes" and "nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

The President thereupon declared the above motion carried and Resolution adopted.

The following Resolution was introduced:

RESOLUTION NO. 47

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The proposal to construct a "Turnkey Program" as submitted by Mr. Charles B. O'Neil per a letter of November 1, 1966, is hereby approved and accepted and the Director of the Lansing Housing Commission is authorized to forward said proposal to Chicago Regional Office on behalf of the Lansing Housing Commission.

It was moved by Commissioner Clapp, supported by Commissioner Blackall, that the above Resolution be adopted and upon roll call the "ayes" and "nays" were as follows:

Ayes: Commissioner Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

The President thereupon declared motion carried and said Resolution adopted.

After discussion, it was moved by Commissioner Patterson, supported by Commissioner Clapp that the expenditure of funds in the amount of \$720.00 to Mr. Lee J. Hamrick for rental of five (5) units be approved. Upon roll call, the "ayes" and "nays" were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Patterson—4.

Nays: None.

The President thereupon declared said motion carried.

Meeting adjourned at 3:05 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

Mr. J. G. Fitch, Director of Employ Relations for Michigan State Employees Association spoke and presented a resolution and petitions relative removal of two hour parking limit in vicinity of Liquor Control Commission office in Hosmer-Bement-Larned Streets area.

Referred to Traffic Board.

Councilman Buhl announced that he will not be a candidate for the coming election. He thanked the Mayor, Council and Department heads for their fine cooperation and help to him and also the citizens of the city for being able to represent them.

By Councilman Dean—

Resolved by the City Council of the City of Lansing:

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant, in the amount of \$182,555.74.

Adopted by the following vote:

Unanimously.

Council recessed at 9:10 P.M. until Wednesday, December 21, 1966 at 11:00 A.M.

THEO FULTON,
City Clerk.

Lansing, Michigan

December 19, 1966

F/B

OFFICIAL PROCEEDINGS OF HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, November 29, 1966

The November 29th meeting of the Housing Commission was called to order by President Oliver at 1:45 P.M.

ROLL CALL

Present: Commissioners Blackall, Clapp, Oliver, Owen—4.

Absent: Commissioner Patterson—1.

The minutes of November 15th, 1966 were approved as printed.

COMMUNICATIONS

1. Letter from Senator Hart concerning application for second 500 units.
2. Telegram from Congressman Chamberlain announcing approval of Preliminary Loan for second 500 units.
3. Letter from Regional Attorney enclosing Preliminary Loan Contract and supporting documents.

REPORT OF DIRECTOR

1. Alternate site plans for Project 58-5 shown and discussed.
2. Report of progress on Project 58-7. The meeting with Regional Office November 18th was held resulting in a list of 33 comments and suggestions to be acted upon. Appraisers are to begin work. Developer to draw sewer plans in the interest of time.
3. Urban Renewal Director expects report from Parking Ramp Architect momentarily. He would like to combine that report with Commission report and present both to Urban Renewal Board at the same time. Commission directed that the plans from the Commission Architect be presented to the Urban Board as soon as possible.
4. There was a discussion of a Developers interest in a site Commission has been considering.
5. Financial Report (Leasing and Preliminary Loan) was presented by Accountant-Assistant and explained. Discussion followed.

Progress report on the Leasing Program was given — 35 under lease. One and two bedroom quota filled. Letter to that effect to be sent to the Rental Corporation.

PRESIDENT'S REPORT

The President reported that she served as a Reactor on a Panel for Community Services along with the Director.

COMMITTEE REPORTS

Director stated he would like to meet with the Personnel and the Site Committees before the next meeting.

NEW BUSINESS

1. The following Resolution was introduced and considered:

RESOLUTION NO. 48

BE IT RESOLVED BY THE LANSING HOUSING COMMISSION AS FOLLOWS:

The attached lease between the City of Lansing, acting by and through the Lansing Housing Commission and the Lansing Board Rental Corporation for the property located at the following address;

605 W. Lenawee Street (5 bedrooms
\$145.00 Month)

is hereby approved and accepted both as to form and substance and the President or Vice President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Lease on behalf of the Lansing Housing Commission.

A motion was made by Commissioner Owen, supported by Commissioner Blackall, that the above Resolution be adopted and upon roll call, the ayes and nays were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen—4.

Nays: None.

The President thereupon declared the motion carried and the Resolution adopted.

The following Resolution was introduced:

RESOLUTION NO. 49

WHEREAS, the Lansing Housing Commission will be hiring more staff as its programs expand and advance, and

WHEREAS, a Personnel Policy will be needed to regulate the addition of staff,

THEREFORE, BE IT NOW RESOLVED that the attached Personnel Policy is hereby approved and adopted.

"Personnel Policy on file"

A motion was made by Commissioner Blackall, supported by Commissioner Clapp that the above Resolution be tabled until the next meeting to allow time for study. Upon roll call, the Ayes and Nays were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen—4.

Nays: None.

It was moved by Commissioner Blackall, supported by Commissioner Owen, that the following expenditures be approved:

Rent paid to Board Rental Corporation for December for 21 houses in the amount of \$2,669.85.

Rent paid to J. Lee and Peggy J. Hamrick for 7 units in the amount of \$720.00.

Upon roll call, the Ayes and Nays were as follows:

Ayes: Commissioners Blackall, Clapp, Oliver, Owen—4.

Nays: None.

The meeting was adjourned at 3:57 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, December 13, 1966

The meeting of December 13, 1966, was called to order by President Oliver at 1:44 P.M.

ROLL CALL

Present—Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Absent—None.

The minutes of November 29th were approved as printed.

REPORT OF DIRECTOR

1. Discussion of "Turnkey" hearing to be held December 20th. Architect to present proposal. Director to be present to answer questions from the floor.

Developer going ahead with utility plans, etc.

2. Discussion of luncheon held with State property manager and others to discuss management of State property.

The following was discussed:

1. The legality of the Commission handling State houses.

2. The amount of money available to handle management of State houses—more staff would be needed. Is there enough money involved to hire?

3. Why can't the State handle it themselves?

4. The condition of the houses—how many—for how long?

3. Discussion of management of Highway property. Feasibility of bringing houses up to code for a period of only six months—and having to relocate the people again.

4. Urban Renewal Site discussed, covering a conversation with the owner and the reasons for the delay.

Commission suggests that Director obtain a map from the Planning Department to send to Architect so that he may design another site plan around this particular parcel.

5. Progress report on other Turnkey Project. Architect has plan completed. Will be taking them to Chicago Housing Assistance Administration Office for preliminary approval.

6. Discussion of N.A.H.R.O. Workshop in Washington, D. C., February 12 to 15 and Commission's possible participation.

7. Report of Developer's interested in building individual houses under Turnkey.

REPORT OF PRESIDENT

Nothing specific to report except she has received many phone calls on the vacant houses in the East corridor.

REPORTS OF COMMITTEES

Resolution No. 51 was introduced and Mr. Blackall explained the need and background behind the decision for creating the position of Assistant Director for Development. The need is for someone with a technical background, professional experience to serve as a liaison between the Commission, the Mayor, the Regional Office, the Public and the Commission.

Resolution No. 51

Whereas, the Lansing Housing Commission is authorized by Ordinance to appoint employees of the Commission and set salaries with the Mayor's approval, and

WHEREAS, the workload of the Commission is such that an additional position must be created,

NOW, THEREFORE, BE IT RESOLVED by the Lansing Housing Commission that the position of Assistant Director for Development IX-A is hereby approved and the Director is authorized to contact the City of Lansing Personnel Department to solicit and employ a person meeting the attached Job Description.

"Job Description on File"

It was moved by Commissioner Clapp, supported by Commissioner Patterson that Resolution No. 51 be adopted, and upon

Roll Call the "Ayes" and "Nays" were as follows:

Ayes—Commissioners Blackall, Clapp, Oliver, Owen, Patterson—5.

Nays—None.

The President thereupon declared the motion carried and the Resolution adopted.

OLD BUSINESS

Resolution No. 49 was brought off the table and discussed. Various changes were suggested and agreed upon. Commissioner Patterson was excused from the meeting.

It was moved by Commissioner Blackall, supported by Commissioner Owen that Resolution No. 49, as amended, be adopted and upon roll call, the "Ayes" and "Nays" were as follows:

Ayes—Commissioners Blackall, Clapp, Oliver, Owen—4.

Nays—None.

The President thereupon declared the motion was carried and the Resolution adopted.

NEW BUSINESS

The following resolution was introduced and discussed:

Resolution No. 50

BE IT RESOLVED by the Lansing Housing Commission as follows:

That the attached Leases between the City of Lansing, acting by and through the Lansing Housing Commission and:

J. Lee and Peggy J. Hamrick for the properties located at 726 W. Lenawee (3 bedroom house), and

730 W. Lenawee (1-1 bedroom and 1-2 bedroom apartments);

Mr. Lyle A. Benjamin for the property located at 1329 Roosevelt (2 bedroom house) and

Lansing Board Rental Corporation for the property located at 1026 N. Larch (3 bedroom house)

is hereby approved and accepted both as to form and substance and the President and Vice President and Director of the Lansing Housing Commission are hereby authorized and directed to execute said Leases on behalf of the Lansing Housing Commission.

A motion was made by Commissioner Owen, supported by Commissioner Clapp, that the foregoing resolution be approved and upon roll call the "Ayes" and "Nays" were as follows:

Ayes—Commissioners Blackall, Clapp, Oliver, Owen—4.

Nays—None.

The President thereupon declared the motion carried and the Resolution adopted.

The Meeting was adjourned at 3:45 P.M.

Respectfully submitted,

WILLIAM MATEER,
Secretary.

OFFICIAL PROCEEDINGS OF THE POLICE AND FIRE BOARD OF THE CITY OF LANSING

Proceedings, January 10, 1967

The Police and Fire Board met in regular session and was called to order by the Chairman, Donald F. Johnson.

ROLL CALL

Present: Commissioners Kelly, Johnson, Drews, Gagnon, Forsythe, Dunn, Schmidt, Munyon—8.

Absent: None.

By Commissioner Dunn—

I move the minutes of the previous session be approved as printed.

Supported by Commissioner Munyon.

Carried.

Chief Stragier presented Mr. and Mrs. Donald Aper of Haslett, Michigan, to the